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Farm Real Estate Market Developments

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36

Outlook and Situation Report

ORIGINAL

U.S. farmland values inch downward, page 2.

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Summary

For the year ending April 1, 1984, the value of U.S. farmland declined 1 percent, compared with 6 percent a year earlier. Based on annual ERS survey data, the average value of land and buildings was $739 an acre, with amounts ranging from $165 an acre in Wyoming to $3,148 in New Jersey. Values are not expected to change significantly during 1984. Although increases in farm and nonfarm income will tend to strengthen the land market, higher production costs, increased interest rates, and the number of unsold farms on the market will tend to push values lower.

The 1-percent decrease in nominal land value, coupled with a 4.5-percent increase in the Consumer Price Index, implies a real decline of more than 5 percent. This is the fourth consecutive year the real value of farmland has fallen.

Cash rents for whole farms this year are stable or higher than in 1983 in most States where estimates were prepared. Rents for cropland were higher in 16 of the 30 States for which data were available. Cropland rentals vary from less than $25 an acre for dryland in the Southern Plains to more than $100 in the Corn Belt and for irrigated land in Nebraska. Pasture rentals have increased in 15 of 24 States, although changes are relatively small.

Activity in the farm real estate market appears to be slow, with many farms for sale but few buyers. As in previous years, farmers sold other farmers most of the farmland reported in this year's survey. Owner-operators farmed more than half of the land sold; tenants farmed about a third. New owners were expected to farm nearly 4 of every 5 acres sold.

In 1984, the proportion of sales that were credit financed was 84 percent, the same as 1983, but well below the 91-percent peak reached in 1980. The ratio of debt to purchase price, which has varied between 76 and 79 since 1975, was 77. The Federal Land Banks financed more than one-third of the credit-financed sales. Sellers, who formerly provided the largest share of credit, accounted for only 28 percent of the credit volume for the sales reported in the 1984 survey. In 1983, sellers provided a third of the volume.

State and local taxes levied on U.S. farmland and buildings totaled $3.7 billion in 1982, the latest year for which data are available. The average tax per acre was $4.14, up from $4.12 in 1981. Taxes were higher in 1982 than in 1981 in 36 of the 50 States. Taxes for $100 of farmland averaged 49 cents. The role of property taxes in State and local government financing has declined sharply since the late 1960's, with increases in State and Federal aid to local government and tax relief measures limiting or rolling back property tax rates and levies. However, recent reductions in Federal aid have apparently caused many local governments to rely more heavily on the property tax.

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OUTLOOK*

The decline in farmland values that began in 1981 slowed during the year ending April 1, 1984. Last summer and early fall, indications were that the downward trend had run its course and that values had stabilized or increased slightly. Recovery in the general economy and prospects for income from the payment-in-kind (PIK) program contributed to the optimism on land values. However, values have continued down in some areas, particularly in the Midwest, as increasing numbers of farmers faced financial difficulties.

Current and prospective farm income bears heavily on farmer's decisions to buy or sell land, with farmers being the most important buyers and sellers in the market. Estimates of net farm income for 1983 have been revised downward from earlier estimates and will likely be the lowest since 1971. For 1984, farm income is expected to rise sharply, assuming normal weather, partly because of higher crop prices, a rebound in crop output, and carryover of Government program benefits (PIK commodities) into this year. Net cash income, a better indicator of income available to farmers in a given year, reached a record high in 1983. Although it is expected to decline in 1984, the 1983-84 average is above that of 1981-82. Income earned off the farm, which affects the total income of farmers and their ability to purchase land, is also expected to be higher. This should strengthen land values.

However, negative factors in the market include surplus production capacity, rising production costs, high interest rates, and heavy debt loads on many farms. Farm production remains high, relative to current market demands. Production costs and other expenses are increasing. Interest rates on agricultural loans, which declined in 1983, are likely to shift upward along with rates in the general economy. Debt loads on some farms may increase the supply of land on the market because of bankruptcy, foreclosures, and complete or partial liquidation of assets. These farms are frequently larger and more highly leveraged, and their operators were active in the market during the years of rising land values. These negative factors will tend to limit any increase in land values. High interest rates may make farmland less attractive than other investments and put further downward pressure on land values.

Farm lenders and realtors have cited the large number of farms on the market as another limitation on increasing land values. Buyers, perhaps influenced by falling prices in the past few years, appear to have adopted a "wait and see" attitude. During much of the 1970's, buyers counted on substantial capital gains in evaluating investments in land. The downturn in values since 1981 has changed expectations for capital gains, making farm earnings more important in determining values.

Despite the adjustments of the past few years, values in many areas remain higher than current earnings can justify. Thus, there is little reason to expect an upward movement in 1984. Regional and local variations will continue to occur. Several respondents to the ERS survey mentioned uncertainty over farm programs, particularly for dairy, as a factor in the weak land market. Most respondents felt that the more productive land in their areas had maintained its value during the past year, although there is some evidence of further decline in values in recent months in parts of the Midwest.

* Basic data contained in this report were obtained from two main sources. Index numbers of average value per acre as of April 1 are based on estimates provided by USDA crop reporters. Information on a limited number of actual farm sales is provided by an annual survey of real estate brokers and appraisers, county officials, farmers, and farm lenders, including Federal Land Banks, FmHA's, PCA's and local bankers. The assistance of respondents to both surveys is gratefully acknowledged.

Market Developments

Farmland values in the Nation declined 1 percent in the year ending April 1, 1984 (table 1). The decrease is in sharp contrast to the previous year, when values dropped 6 percent. Of the 48 contiguous States, only 17 registered decreases, while values were unchanged or higher in 31 (figure 1). Last year, values dropped in 34 States. Regionally, values were up 7 percent in the Southern Plains, 5 percent in the Northeast, 1 percent in the Appalachian region, and 2 percent in the Mountain States. They were stable in the Southeast, Delta, and Pacific States, and down 5 percent in the Corn Belt, Lake States, and Northern Plains. (Figure 6 shows the 10 farm production regions.) On a State basis, Texas and Pennsylvania showed the highest gains, 9 and 8 percent, while Iowa and Nebraska had the largest declines, 11 and 12 percent.

Results of surveys by the Federal Reserve Banks are generally consistent with USDA surveys. The Chicago Bank reported a decrease of 5 percent in land values in its district, which includes Iowa, northern Illinois and Indiana, and southern Wisconsin and Michigan. The Minneapolis Bank reported a decline of 3.8 percent on cropland and 7.9 percent on pasture and grazing land in its territory, including Minnesota, the Dakotas, Montana, and northwest Wisconsin. In the Dallas District, composed of southern New Mexico, northern Louisiana, and Texas, bankers reported that values of nonirrigated cropland and ranchland increased 4.4 percent and 8.4 percent, respectively. Irrigated cropland however, declined 6.5 percent in value. This drop could be associated with the higher cost of energy and the growing scarcity of water supplies in areas supplied by groundwater. Declining water in irrigation wells has increased pumping costs, making irrigation less profitable.

The national average value of land and buildings was estimated at $739 an acre of land in farms, down from $743 in 1983 (table 3). Values ranged from $165 an acre in Wyoming to $3,148 in New Jersey. In most States, average values were less than $1,000 an acre and only three States other than New Jersey averaged more than $2,000.

Total value of land and buildings for the United States was about $762 billion, down less than 1 percent from last year but nearly 8 percent from the 1981 peak (table 4). Farm buildings accounted for $100 billion or 13 percent of total value (table 5). Buildings have declined from 15 percent of total value in 1977 to their current level, and this gradual decline is expected to continue as farms increase in size and decrease in number.

Value of land and buildings per farm averaged $322,300 this year, compared with $324,300 in 1983 (table 6). Value per farm was highest in Arizona at 1.6 million dol-

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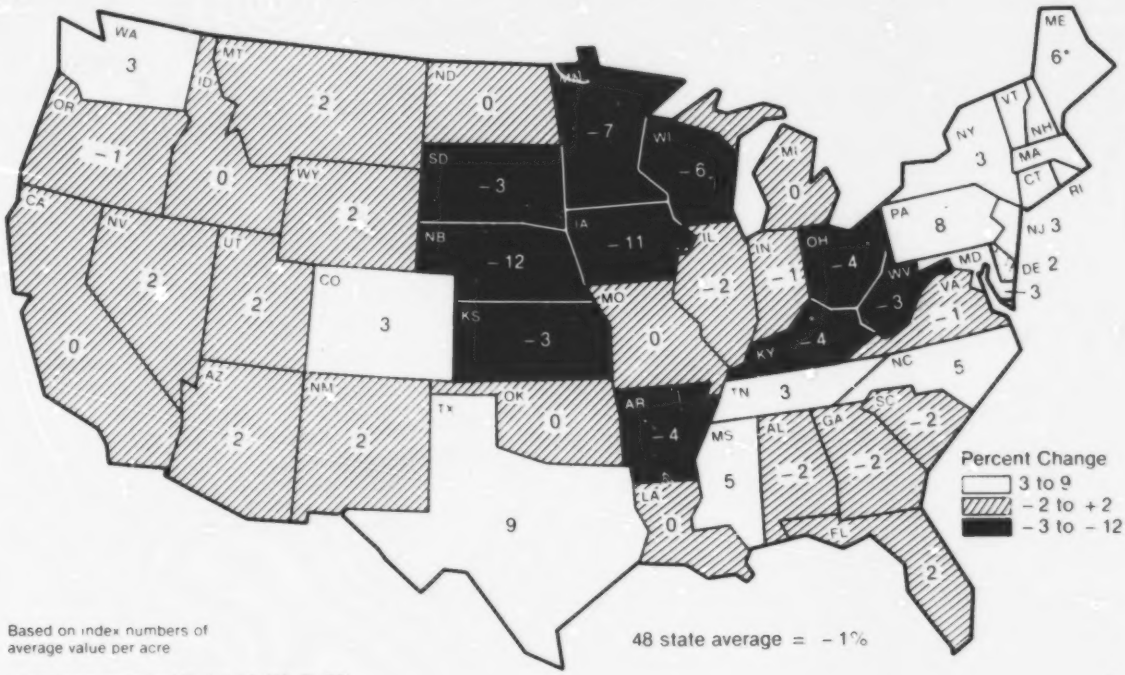
Figure 1

Percent Change in Average Value of Farm Real Estate per Acre, April 1983-April 1984



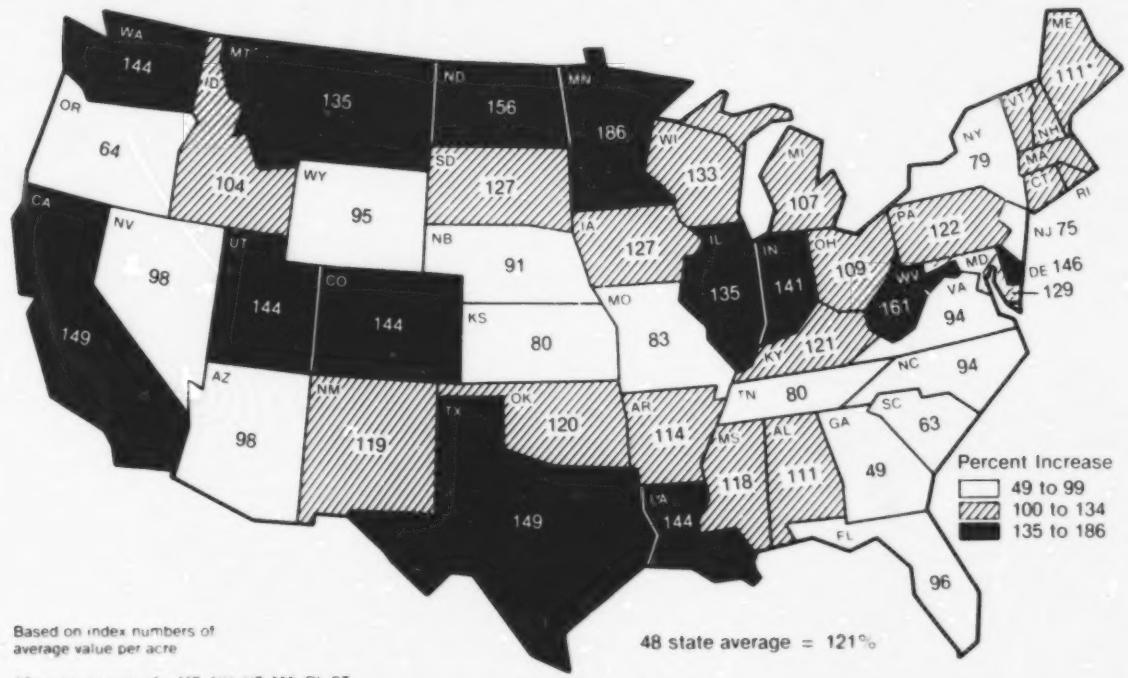
Based on index numbers of average value per acre

48 state average = -1%

*Average increase for ME, NH, VT, MA, RI, CT

Figure2

Percent Increase in Average Value of Farm Real Estate per Acre, March 1974-April 1984



Based on index numbers of average value per acre

48 state average = 121%

*Average increase for ME, NH, VT, MA, RI, CT

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lars, more than 10 times the average values in Kentucky, Tennessee, Maine, and New York. Eight states, all in the West, had average values above $0.5 million per farm. Illinois and Iowa were above the $0.5-million mark between 1980 and 1982, but have dropped in the past 2 years.

Long-Term Changes in Farmland Values

Considering the long-term direction and the relationships between nominal and real values can put the changes in land values into perspective. For the Nation, and for many individual States, the nominal value peaked in 1981. In 1981, peaks were attained in 21 States, including all of the Lake States, Corn Belt, and Southeast (table 3). For most of the Mountain States, peaks were attained in 1982. However, for 12 States, mostly in the Northeast, alltime highs were reported in 1984. Although the 1984 value is well below the 1981 peak, it is high compared with a decade ago. From 1974 to 1984, nominal values increased 121 percent (figure 2). Values for 1984 are more than double the 1974 level in 33 States.

Data from the Census of Agriculture substantiate the upward trend in value. Between 1974 and 1982, when the last census was taken, the value increased 133 percent. Much of this increase occurred between the 1974 and 1978 census.

Real values, which take account of changes in the general price level, are shown in figure 3. Real values have dropped more than nominal values since 1980, as the Consumer Price Index (CPI) rose while the index of land values fell. The decrease in real values was more than 5 percent from 1983 to 1984, in comparison with a 1-percent drop in nominal values. The index of real values was 84 in April 1984, down from 89 in 1983 and 108 in 1980. While the 1983/84 decline was less than the previous year, it is the third largest since the 1930's (figure 4).

California Land Values

Detailed data on values of land in vegetables and truck crops, intensive and extensive field crops, pasture, range, orchards, and vineyards in five areas of California are obtained annually in a special survey (tables 7 and 8). Land devoted to truck and vegetable crops and field crops declined in value in all areas of the State except the south (see figure 5 for area locations). Land in vineyards dropped 20 to 30 percent in value per acre in the San Joaquin Valley, but increased in the Central Coast area. In the Sacramento Valley, land in walnuts, almonds, and prunes dropped in value. Land in oranges increased in value in both the San Joaquin Valley and the southern area, but values for land in lemons fell.

Cash Rents

Cash rents are indicators of land value, although they do not always change with changes in value because of competition for land among renters, relative bargaining position of landlord and tenant, and other institutional factors. Also they are based on prospects for production in the current year, while land values are more likely to be based on longer term expectations of production.

Estimates of rents for whole farms rented for cash were prepared for 23 States, including all of the Lake States and Corn Belt and most of the Appalachian, Southeast, and Delta regions (table 9). Rents were stable or higher in all States except New Jersey, Virginia, and Alabama. Rents ranged from $22.70 an acre in South Dakota to $114.10 in Illinois.

Rents on cropland were estimated for 30 States, with separate estimates for irrigated and nonirrigated land in Nebraska, Kansas, Oklahoma, and Texas (table 10). Rents were higher in 16 States, with the highest percentage increases in the Delta and Maryland. Rents dropped most in Ohio and Kentucky. Cropland rentals ranged from $24.10 for nonirrigated land in Texas to $119.50 in Illinois. Indiana, Illinois, and Iowa were the only States with average rentals over $100, although irrigated land in Nebraska also exceeded $100.

Changes in pasture rentals were relatively small (table 11). Rents were stable or higher in 15 of the 24 States where estimates were made. Rates were highest in the Corn Belt, where all States were above $25 an acre, and lowest in the Southern Plains.

The combination of increasing rents and declining land values resulted in generally higher rent-to-value ratios in 1984. Ratios rose for whole farms in 16 of 23 States, including all of the Corn Belt, Lake States, Northern Plains, and Delta States where estimates were prepared. Ratios for cropland increased in 18 of 30 States, and ratios for pasture rose in 15 of 24 States. Although ratios have increased in most States over the past 5 years, they are generally below 10 years ago.

Farmland Transfers

ERS formerly estimated the rate of transfers of farmland, but these estimates have been discontinued. Judging from comments on the Farmland Market Surveys and other sources of information, however, market activity has remained at or possibly under the lows of recent years. Although some increase in sales due to financial pressures may occur this year, the overall low rate of transfers is expected to continue throughout 1984.

Data from the Farmland Market Survey indicate that most sellers of farmland are active or retired farmers (table 12). One-fifth of the sales on which data were obtained were estate lands, and another fifth were by nonfarmers or nonfarm businesses. About one-third of all sellers were retired farmers or were planning to retire or quit, and the remainder were farmers who plan to continue farming. The proportions did not change appreciably from 1983 to 1984. Active farmers planning to remain in farming accounted for 36 percent of the acreage and a similar proportion of value. Active farmers sold a higher proportion of acreage and value of land in the Mountain and Pacific States than in the other regions. Farmers planning to remain in farming accounted for more than half the value of sales in these regions. Owner-operators (or part-owners) farmed more than half of the land sold before the sale in 1983, and the proportion increased this year (tables 13 and 14). Increases were greatest in the Delta and Mountain States. Tenants farmed about one-third during both 1983 and 1984. Hired managers farmed only 6 percent of the acreage sold in 1984, down from 9 percent the previous year.

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Figure 3

Index of Real Value per Acre of U.S. Farmland

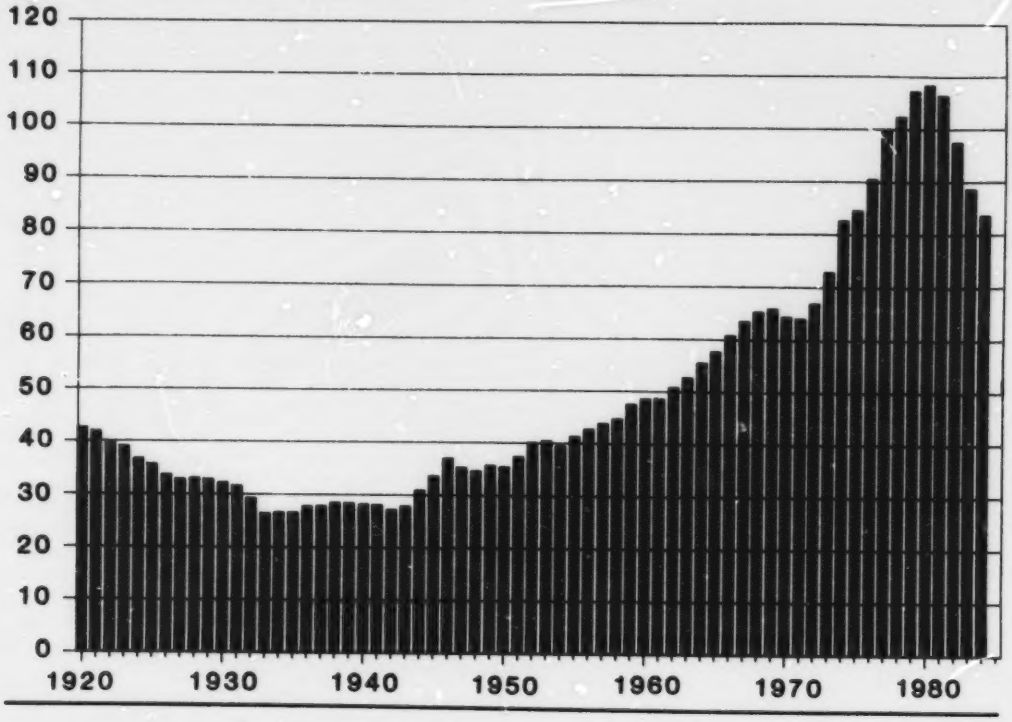
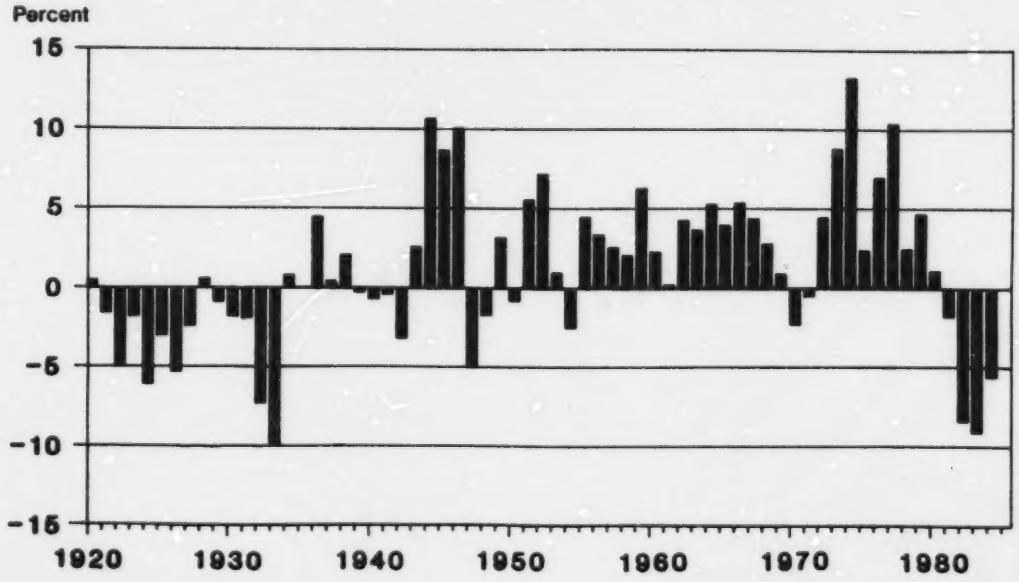


Figure 4

Change in Real Value per Acre from Previous Year



Reported as of March 1, 1920-75, February 1, 1976-81, and April 1, 1982 to date. Excludes Alaska and Hawaii.
The indexes of real farmland value have been computed by dividing the nominal land value indexes by the Consumer Price Index.

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Owners and part-owners bought more than two-thirds of the land reported sold in the 1984 survey, and tenants purchased 10 percent (table 15). Nonfarmers took 24 percent, and retired farmers, 1 percent. These relationships changed little from the previous year. The proportion of total value purchased by owner-operators was slightly lower and that purchased by nonfarmers higher than the acres purchased, suggesting that land purchased by nonfarmers was more valuable. This could be due to nonfarmers buying land intended for conversion to more intensive nonfarm use.

The owner was expected to farm nearly 4 of every 5 acres sold (tables 16 and 17). The proportion was highest in the Lake States, Northern Plains, Mountain, and Pacific States. Operation of the remaining acreage will be distributed among tenants (11 percent), hired managers (8 percent), and unfarmed land (2 percent).

Seven of 8 acres sold were expected to remain in agriculture for at least the next 5 years (table 18). In the Lake States, Corn Belt, Northern Plains, Delta, and Pacific regions, more than 90 percent will be in agriculture. Rural residences will occupy 4 percent, and none of the other uses will account for more than 3 percent of the total acreage. Values per acre are highest for land expected to go into subdivisions and commercial/industrial use and lowest for forestry and recreational land (table 19).

Financing Land Transfers

The proportion of sales requiring financing in 1984 was the same as last year, 84 percent (table 20). In all regions, except the Appalachian, more than 80 percent of sales were financed, and in the Lake States, 90 percent were financed. The percentage of credit-financed sales reached a 91-percent peak in 1980, the year before land values peaked. The ratio of debt-to-purchase price was 77, compared with 76 in 1983 (table 22). It has been between 76 and 79 since 1975. It is highest in the Delta at 87 and lowest in the Mountain and Pacific States. The Delta also had with the largest increase in the ratio from 1983 to 1984.

Federal Land Banks (FLB) financed more than one-third of the sales for which credit was extended. The FLB share has stayed about the same since 1981. Sellers, who formerly provided the largest share of credit, accounted for only 28 percent of the credit volume in 1984, down from one-third in 1983 and 40 percent or more in the previous 2 years (table 21). The decrease in seller financing from last year was especially large in the Mountain and Pacific States. Commercial banks and insurance companies increased their share of the credit volume for the sales in the survey in 1984. The bank share was the highest in more than a decade, and insurance companies had the largest share since 1980. The Farmers Home Administration (FmHA), which is included with other lenders in table 22, provided 10.8 percent of the new credit volume, up slightly from their share in 1983. Primary lenders provided 93 percent of the total credit extended for the land sales in 1984, the same proportion as in 1983 (table 23). Sellers and other lenders provided nearly all secondary financing. Other lenders includes individuals, the FmHA, Production Credit Associations, and Federal Intermediate Credit Banks.

FARM REAL ESTATE TAX DEVELOPMENTS[1]

Taxes levied on U.S. farm real estate (land and buildings) by State and local governments totaled $3,704.2 million in 1982, slightly above 1981 (tables 24 and 25). In 1982, the U.S. average tax was $4.14 an acre, compared with $4.12 an acre in 1981 (tables 24 and 26). The 1-percent decrease in nominal per-acre farmland values from 1981 to 1982 augmented the 0.5-percent rise in real estate taxes per acre, causing the average tax for $100 of full-market value to increase from 48 cents in 1981 to 49 cents in 1982 (tables 24 and 28).[2] The index of farm real estate taxes per acre also increased from 123 in 1981 (1977 =100) to 124 in 1982 (table 27).

Taxes per acre levied on farm real estate were lower in 1982 compared with 1981 in 14 States. Of the remaining 36 States, 5 had increases of less than 5 percent, 17 had increases between 5 and 10 percent, and 4 had increases greater than 10 percent (table 26). The largest increase was in Alabama (33 percent) and the greatest decline was in Iowa (-16 percent).

Farm real estate taxes per acre increased at an annual average rate of 1.8 percent during 1963-72, but the rate of increase slowed to 1.6 percent during 1973-82. The tax for $100 of full-market value declined from $0.98 to $1.10 during 1963-72 to $0.49 in 1982 (table 24). Beginning in the late 1960's and accelerating in the 1970's, the role of the property tax in State-local finance declined sharply. The decline resulted from three related causes: (1) substantial increases in the State role in school finance in many States; (2) large increases in intergovernmental aid, especially Federal aid, for non-school local government functions; and (3) unpopularity of the property tax per se, reflected in legislative (and referendum) actions to narrow the tax base, provide various types of tax relief for residential and farm property, and limit or roll back property tax rates and levies, with the most extreme cases being Proposition 13 in California and Proposition 2 1/2 in Massachusetts.[3]

Tax relief for farmland has paralleled that for residential property. In 1956 Maryland became the first State with a law providing preferential assessment of farmland. By 1974, 34 States had such laws and the current total is 47. Two of the other 4 States, Michigan and Wisconsin, have circuit breakers specifically for owners of farmland. The other two—Georgia and Kansas—have low tax rates on farmland despite the absence of preferential assessment laws.[4]

Laws to assess farmland by its value in agricultural uses rather than other potential uses typically were passed for

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[1] *Farm Real Estate Taxes*, 1982 is planned for publication later this year. Information on obtaining a copy of this report will be contained in the USDA's *ERS Abstracts*.

[2] The average value of farm real estate, as used here, is based on the land value estimates presented in table 3, but is adjusted to exclude the value of public lands.

[3] Academy for State and Local Government, *Property Tax Issues for the 1980s*, (Washington, D.C., June 1983), p. iv.

[4] Gold, Steven, D., *The Changing Shape of Property Tax Relief Since the Late 1960s*, Legislative Finance Paper No. 16. (Denver: National Conference of State Legislatures, July 1982), pp. 12-13; Geitz, J. Fred and David L. Chicoine, "Tax Valuation of Farm Land: Non-Neutrality with Respect to Inflation," *National Tax Journal* 37 (no. 2, June 1984):253-58.

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one of two major reasons: (1) a belief that the normal property tax discriminates against farmers, and (2) a desire to influence land use and encourage preservation of land for farming or other patterns of open space. These laws vary among States, making it difficult to classify them into a few broad types. Experience with them has been diverse. In some States, all farmland is automatically covered, but in some eligibility is limited. In others, participation is voluntary and few owners choose to participate.

Several factors indicate that the property tax will continue to be an important revenue source for most municipalities and counties. The reduction in Federal aid and the recent recession apparently have caused many local governments to rely somewhat more on the property tax. One safe assumption is that the venerable local property tax will neither disappear rapidly nor will it mount a sustained comeback. [5]

[5]Shannon, John, "The Property Tax Paradox," *Intergovernmental Perspective* 9 (no. 4, Fall 1983):30.

Figure 5

Figure 6

FARM PRODUCTION REGIONS

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APPENDIX

Sources of Information on Land Values

Index numbers of farmland values in 1984 and previous years are based on estimates made by USDA crop reporters. The crop reporter survey will be discontinued in 1985, and a new statistical survey based on a sample of all farms will replace it. The new survey is expected to improve estimates of land (values, particularly in States where there are few farms and where the number of crop reporters is not adequate to provide reliable estimates of land values. The new survey, although providing more statistically reliable estimates will supply data comparable to previous estimates and definitions.

The *Farmland Market Survey*, which provides information on sales, finance, type of use expected, and characteristics of buyers and sellers, will be continued without essential change in 1985.

Estimates of dollar values per acre are based on Census of Agriculture values. For intercensus years the values are calculated by applying index numbers to the census figures. They are revised periodically as new census data become available. Revised values for 1980-84, based on the 1982 Census will be published in 1985.

ERS also obtains annual estimates of farmland values from County Executive Directors of the Agricultural Stabilization and Conservation Service (ASCS). The ASCS began making these estimates in 1982 and continued them in 1983 and 1984. Values are estimated for irrigated and nonirrigated cropland, pasture and woodland.

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Table 1.—Farm real estate values: Indexes of the average value per acre of land and buildings, by State, grouped by farm production region, Feb. 1, 1976-1981; and April 1, 1982-84[1]

State	1976	1977	1978	1979	1980	1981	1982	1983	1984	Percent change 1983-84
					1977 = 100					
Northeast										
Maine[2]	92	100	110	126	135	143	149	152	162	6
New Hampshire[2]	92	100	110	126	135	143	149	152	162	6
Vermont[2]	92	100	110	126	135	143	149	152	162	6
Massachusetts[2]	92	100	110	126	135	143	149	152	162	6
Rhode Island[2]	92	100	110	126	135	143	149	152	162	6
Connecticut[2]	92	100	110	126	135	143	149	152	162	6
New York	95	100	102	113	119	126	132	129	133	3
New Jersey	100	100	103	111	120	123	128	125	129	3
Pennsylvania	83	100	112	127	140	144	133	128	138	8
Delaware	88	100	112	129	151	158	143	143	146	2
Maryland	95	100	117	133	166	188	176	160	165	3
Lake States										
Michigan	79	100	112	124	138	157	152	141	141	0
Wisconsin	84	100	118	139	159	179	174	165	155	−6
Minnesota	80	100	112	131	154	179	174	155	144	−7
Corn Belt										
Ohio	76	100	113	138	156	160	137	121	116	−4
Indiana	76	100	112	130	150	161	140	122	121	−1
Illinois	74	100	110	125	135	144	131	117	115	−2
Iowa	74	100	104	119	130	150	139	121	108	−11
Missouri	85	100	115	127	154	165	153	133	133	0
Northern Plains										
North Dakota	89	100	106	119	136	145	149	142	142	0
South Dakota	84	100	117	132	141	150	150	140	136	−3
Nebraska	88	100	96	120	137	151	143	129	114	−12
Kansas	89	100	101	117	134	137	136	126	122	−3
Appalachian										
Virginia	92	100	108	128	139	149	143	144	143	−1
West Virginia	95	100	102	126	150	160	177	177	172	−3
North Carolina	95	100	103	122	141	155	149	150	158	5
Kentucky	85	100	113	133	147	153	154	149	143	−4
Tennessee	91	100	112	122	136	146	138	131	135	3
Southeast										
South Carolina	91	100	102	114	130	137	136	128	125	−2
Georgia	93	100	111	118	132	139	128	124	122	−2
Florida[3]	93	100	108	120	141	157	149	152	155	2
Alabama	94	100	105	120	149	176	174	165	162	−2
Delta States										
Mississippi	95	100	115	129	156	198	189	174	183	5
Arkansas	89	100	110	137	163	188	196	174	167	−4
Louisiana	92	100	115	132	169	200	199	195	195	0
Southern Plains										
Oklahoma	91	100	110	121	143	156	164	156	156	0
Texas	93	100	111	124	144	158	185	191	208	9
Mountain States										
Montana	87	100	111	121	142	148	157	146	149	2
Idaho	89	100	108	117	134	144	151	140	140	0
Wyoming[5]	93	100	104	118	126	135	140	133	136	2
Colorado	86	100	107	126	147	161	164	161	166	3
New Mexico[4, 5]	91	100	104	128	166	178	185	176	180	2
Arizona[4, 5]	95	100	104	126	167	179	186	177	181	2
Utah[4, 5]	90	100	106	127	169	181	188	179	183	2
Nevada[4, 5]	100	100	111	134	178	190	198	188	192	2
Pacific States										
Washington	86	100	107	118	124	146	152	152	157	3
Oregon	95	100	109	120	132	144	145	138	137	−1
California	100	100	113	138	166	201	221	223	223	0
48 States	88	100	109	125	145	158	157	148	148	−1

[1]These indexes are based on USDA surveys. For some years, they show changes that differ from those shown by the dollar values in table 3. [2]Indexes for 1976-84 were estimated by combining survey data to obtain an average rate of change for these 6 New England States. [3]Indexes for 1976-82 were estimated using the average of the percentage changes in the Georgia and Alabama indexes. [4]Indexes for 1979-80 were estimated by combining survey data to obtain an average rate of change for these 4 Mountain States. [5]Indexes for 1981-1984 were estimated using the average of the percentage changes in the Montana, Idaho, and Colorado indexes.

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Table 2.—Farm real estate values: Indexes of the average value per acre of irrigated land, dry cropland, and grazing land for 11 Western States and Nebraska, Kansas, Oklahoma, and Texas, March 1, 1975; February 1, 1976-81; and April 1, 1982-84[1]

State	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984
					(1977 = 100)					
					Irrigated land					
Montana					81					
Idaho	83	90	100	108	115	129	138	NA	NA	NA
Wyoming	84	88	100	114	132	149	NA	NA	NA	NA
Colorado	76	86	100	111	125	144	161	159	161	158
New Mexico	82	87	100	101	NA	NA	NA	NA	NA	NA
Arizona	81	84	100	100	NA	NA	NA	NA	NA	NA
Utah	77	92	100	104	NA	NA	NA	NA	NA	NA
Nevada	96	100	100	114	NA	NA	NA	NA	NA	NA
Washington	72	84	100	104	113	119	NA	NA	NA	NA
Oregon	84	97	100	109	120	133	142	NA	NA	NA
California	93	97	100	115	138	176	209	228	235	223
11 Western States	85	92	100	110	NA	NA	NA	NA	NA	NA
Nebraska	69	85	100	91	111	126	136	135	120	104
Kansas	NA	90	100	97	107	115	119	116	107	104
Oklahoma[2]							(100)	(100)	(91)	(102)
Texas	80	94	100	107	119	138	147	155	163	165
					Dry cropland					
Montana	70	82	100	107	120	135	149	157	152	157
Idaho	73	87	100	106	115	151	165	NA	NA	NA
Wyoming	87	89	100	109	124	159	NA	NA	NA	NA
Colorado	77	86	100	105	121	132	153	157	152	154
New Mexico	79	91	100	108	NA	NA	NA	NA	NA	NA
Arizona	97	100	100	103	NA	NA	NA	NA	NA	NA
Utah	78	89	100	102	NA	NA	NA	NA	NA	NA
Nevada	76	86	100	104	NA	NA	NA	NA	NA	NA
Washington	70	84	100	110	122	131	154	NA	NA	NA
Oregon	85	92	100	109	121	132	144	NA	NA	NA
California	96	103	100	119	143	170	211	235	240	235
11 Western States	77	88	100	110	NA	NA	NA	NA	NA	NA
Nebraska	70	89	100	100	124	144	160	148	133	117
Kansas	NA	88	100	100	116	133	136	138	128	125
Oklahoma[2]							(100)	(105)	(102)	(102)
Texas	86	93	100	116	131	155	167	194	196	205
					Grazing land					
Montana	75	88	100	112	120	143	142	151	137	140
Idaho	86	88	100	110	121	122	NA	NA	NA	NA
Wyoming	79	94	100	102	115	118	NA	NA	NA	NA
Colorado	70	84	100	105	130	160	168	175	170	182
New Mexico	88	91	100	103	NA	NA	NA	NA	NA	NA
Arizona	95	97	100	105	NA	NA	NA	NA	NA	NA
Utah	82	90	100	106	NA	NA	NA	NA	NA	NA
Nevada	98	100	100	111	NA	NA	NA	NA	NA	NA
Washington	72	88	100	107	120	115	135	NA	NA	NA
Oregon	94	96	100	109	119	132	145	NA	NA	NA
California	102	102	100	111	138	154	193	213	213	228
11 Western States	88	94	100	108	NA	NA	NA	NA	NA	NA
Nebraska	72	89	100	87	114	123	136	133	122	101
Kansas	NA	90	100	102	118	136	141	134	129	120
Oklahoma[2]							(100)	(105)	(99)	(98)
Texas	85	93	100	105	117	135	151	181	186	208

NA-Not Available.

[1]Includes improvements. [2]For Oklahoma only, 1981=100.

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Table 3.—Farm real estate values: Average value per acre of land and buildings, by State, grouped by farm production region, Feb. 1, 1976-81; and April 1, 1982-84[1]

State	1976	1977	1978	1979	1980	1981	1982	1983	1984
					Dollars				
Northeast									
Maine	375	414	464	538	579	612	636	649	691
New Hampshire	625	696	787	919	988	1,045	1,087	1,109	1,181
Vermont	496	533	584	660	710	751	781	797	849
Massachusetts	1,044	1,138	1,261	1,443	1,552	1,641	1,707	1,741	1,854
Rhode Island	1,650	1,821	2,045	2,370	2,548	2,696	2,804	2,860	3,046
Connecticut	1,645	1,780	1,960	2,227	2,395	2,533	2,634	2,687	2,862
New York	553	587	600	670	708	749	786	770	793
New Jersey	2,106	2,211	2,386	2,701	2,926	2,998	3,118	3,056	3,148
Pennsylvania	820	994	1,115	1,273	1,404	1,447	1,332	1,279	1,381
Delaware	1,114	1,250	1,350	1,500	1,755	1,843	1,659	1,659	1,692
Maryland	1,280	1,353	1,579	1,800	2,251	2,556	2,416	2,174	2 239
Lake States									
Michigan	609	778	877	975	1,082	1,232	1,192	1,109	1,109
Wisconsin	496	598	718	856	980	1,105	1,073	1,019	958
Minnesota	529	672	761	901	1,061	1,231	1,197	1,065	990
Corn Belt									
Ohio	846	1,099	1,224	1,483	1,678	1,727	1,474	1,297	1,245
Indiana	898	1,188	1,357	1,589	1,833	1,972	1,715	1,492	1,477
Illinois	1,062	1,458	1,625	1,858	2,013	2,133	1,940	1,727	1,692
Iowa	920	1,259	1,331	1,550	1,811	1,941	1,802	1,568	1,396
Missouri	456	548	641	726	878	941	872	759	759
Northern Plains									
North Dakota	236	274	300	347	399	423	436	414	414
South Dakota	163	194	227	256	273	290	291	271	263
Nebraska	363	420	412	525	600	660	626	563	495
Kansas	342	398	418	501	573	590	585	544	528
Appalachian									
Virginia	633	701	774	930	1,009	1,080	1,040	1,050	1,040
West Virginia	393	430	459	592	704	751	829	829	804
North Carolina	676	759	830	1,051	1,215	1,331	1,284	1,297	1,362
Kentucky	514	619	715	861	955	991	996	966	927
Tennessee	528	618	736	860	953	1,024	972	923	951
Southeast									
South Carolina	515	600	653	773	879	930	918	863	846
Georgia	507	581	685	777	868	915	842	817	801
Florida	763	861	981	1,149	1,352	1,507	1,432	1,461	1,490
Alabama	425	477	527	639	792	935	922	876	858
Delta States									
Mississippi	408	461	567	681	825	1,047	1,000	920	966
Arkansas	475	542	606	770	921	1,061	1,104	983	944
Louisiana	575	665	818	1,001	1,288	1,519	1,511	1,481	1,481
Southern Plains									
Oklahoma	345	394	450	512	604	662	696	661	661
Texas	274	299	337	386	448	492	576	593	646
Mountain States									
Montana	134	157	176	196	229	239	254	236	241
Idaho	386	454	515	585	669	717	753	700	700
Wyoming	98	110	121	144	153	164	170	162	165
Colorado	219	256	273	322	376	412	419	411	423
New Mexico	86	101	112	143	190	203	211	200	204
Arizona	122	138	154	199	264	282	294	279	285
Utah	227	271	308	400	530	567	590	561	572
Nevada	98	112	140	191	253	271	282	268	273
Pacific States									
Washington	438	535	602	692	725	854	888	888	915
Oregon	294	342	414	504	556	605	611	580	574
California	711	759	914	1,186	1,426	1,735	1,905	1,925	1,925
48 States	397	474	531	628	725	795	789	743	739

[1]These values are based on land-value benchmarks obtained from the Census of Agriculture. For intercensal years, interpolations and extrapolations are made using the indexes in table 1. For some years, the dollar values show changes that differ from the changes shown in table 1.

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Table 4.—Farm real estate: Total value of land and buildings, by State, grouped by farm production region

State	Feb 1, 1978	Feb 1, 1979	Feb 1, 1980	Feb 1, 1981	Apr 1, 1982	Apr 1, 1983	Apr 1, 1984[1]
				Million dollars			
Northeast							
Maine	750	869	934	979	992	1,012	1,078
New Hampshire	429	501	539	570	587	599	638
Vermont	1,022	1,148	1,235	1,352	1,328	1,355	1,443
Massachusetts	858	981	1,055	1,083	1,075	1,045	1,112
Rhode Island	153	178	191	216	224	229	244
Connecticut	980	1,091	1,173	1,266	1,291	1,343	1,431
New York	5,884	6,432	6,656	7,265	7,467	7,315	7,533
New Jersey	2,481	2,782	2,984	3,088	3,212	3,148	3,242
Pennsylvania	10,034	11,457	12,633	12,878	11,722	11,127	12,015
Delaware	898	990	1,141	1,198	1,095	1,078	1,100
Maryland	4,184	4,860	6,190	7,157	6,644	5,870	6,045
Lake States							
Michigan	10,002	11,115	12,331	14,168	13,708	12,754	12,754
Wisconsin	13,504	16,007	18,232	20,553	19,850	18,546	17,436
Minnesota	22,819	27,030	31,832	37,422	36,389	32,376	30,096
Corn Belt							
Ohio	19,953	24,173	27,347	28,150	23,879	20,882	20,044
Indiana	22,931	26,854	30,791	33,327	28,233	25,066	24,814
Illinois	46,800	53,510	57,976	61,430	55,678	49,565	48,560
Iowa	44,977	52,390	61,207	65,606	60,908	52,842	47,045
Missouri	20,180	22,869	27,660	29,641	27,381	23,833	23,833
Northern Plains							
North Dakota	12,493	14,470	16,627	17,639	18,181	17,264	17,264
South Dakota	10,214	11,520	12,271	12,963	12,949	12,060	11,703
Nebraska	19,702	25,043	28,623	31,482	29,798	26,799	25,562
Kansas	20,167	24,198	27,685	28,615	28,372	26,384	25,608
Appalachian							
Virginia	7,584	9,114	9,891	10,584	10,192	10,290	10,192
West Virginia	1,837	2,427	2,959	3,192	3,565	3,565	3,457
North Carolina	9,793	12,297	14,221	15,173	14,252	14,008	14,710
Kentucky	10,578	12,657	13,942	14,469	14,442	14,007	13,441
Tennessee	10,158	11,782	12,959	13,824	13,025	12,368	12,743
Southeast							
South Carolina	4,242	5,025	5,627	5,859	5,600	5,092	4,991
Georgia	10,279	11,888	13,460	14,182	12,798	12,255	12,015
Florida	13,247	15,397	18,112	19,892	18,616	18,701	19,072
Alabama	6,586	8,115	10,055	11,594	11,341	10,600	10,382
Delta States							
Mississippi	8,337	10,011	12,050	15,286	14,500	13,156	13,814
Arkansas	10,057	12,705	15,201	17,294	18,106	15,925	15,293
Louisiana	8,347	10,110	13,007	15,342	15,412	14,958	14,958
Southern Plains							
Oklahoma	15,734	17,715	20,899	22,707	23,873	22,474	22,474
Texas	46,902	53,615	62,120	68,142	79,718	82,012	89,342
Mountain States							
Montana	10,935	12,172	14,230	14,842	15,773	14,656	14,966
Idaho	7,936	9,009	10,301	10,827	11,370	10,570	10,570
Wyoming	4,232	5,040	5,357	5,789	6,001	5,719	5,824
Colorado	10,108	11,817	13,737	15,038	15,000	14,673	15,101
New Mexico	5,219	6,692	8,870	9,622	10,001	9,400	9,588
Arizona	6,013	7,761	10,260	10,998	11,466	10,853	11,087
Utah	3,879	5,040	6,680	7,031	7,257	6,900	7,036
Nevada	1,258	1,717	2,276	2,412	2,510	2,385	2,430
Pacific States							
Washington	9,686	11,141	11,671	13,920	14,474	14,474	14,914
Oregon	7,576	9,173	10,067	11,011	11,120	10,556	10,447
California	31,085	40,205	48,345	58,990	64,198	64,873	64,873
48 States	553,024	653,094	753,608	826,068	816,323	766,962	762,320

[1]Preliminary.

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Table 5.—Farm buildings: Total value of farm buildings, by State, grouped by farm production region, 1978-84

State	Feb 1, 1978	Feb 1, 1979	Feb 1, 1980	Feb 1, 1981	Apr 1, 1982	Apr 1, 1983[1]	Apr 1, 1984[2]
				Million dollars			
Northeast							
Maine	283	320	335	348	348	351	371
New Hampshire	148	165	170	178	182	184	194
Vermont	341	374	393	426	414	419	442
Massachusetts	320	374	410	417	410	394	415
Rhode Island	36	42	45	51	52	53	56
Connecticut	302	340	371	396	400	412	435
New York	1,977	2,123	2,157	2,332	2,375	2,304	2,350
New Jersey	543	629	695	713	736	715	729
Pennsylvania	2,890	3,242	3,512	3,541	3,188	2,993	3,196
Delaware	163	182	211	219	198	193	195
Maryland	883	1,016	1,275	1,460	1,342	1,174	1,197
Lake States							
Michigan	2,380	2,579	2,786	3,174	3,043	2,806	2,780
Wisconsin	3,984	4,674	5,269	5,878	5,618	5,193	4,830
Minnesota	4,016	4,433	4,870	5,651	5,422	4,792	4,424
Corn Belt							
Ohio	3,691	4,182	4,403	4,476	3,749	3,237	3,067
Indiana	3,669	3,974	4,188	4,499	3,907	3,334	3,275
Illinois	4,914	4,976	4,754	4,976	4,454	3,916	3,788
Iowa	5,487	6,025	6,672	7,085	6,517	5,601	4,940
Missouri	3,128	3,453	4,066	4,328	3,970	3,432	3,408
Northern Plains							
North Dakota	1,437	1,577	1,713	1,799	1,836	1,726	1,709
South Dakota	1,185	1,313	1,362	1,426	1,411	1,302	1,252
Nebraska	1,773	2,179	2,404	2,613	2,443	2,171	1,885
Kansas	2,097	2,468	2,796	2,862	2,809	2,586	2,484
Appalachian							
Virginia	1,684	2,005	2,156	2,286	2,181	2,181	2,140
West Virginia	478	616	734	785	870	863	830
North Carolina	2,194	2,693	3,029	3,202	2,979	2,900	3,016
Kentucky	2,380	2,785	2,998	3,082	3,047	2,927	2,782
Tennessee	2,336	2,710	2,981	3,152	2,944	2,770	2,829
Southeast							
South Carolina	814	935	1,018	1,049	991	891	863
Georgia	1,768	1,973	2,167	2,255	2,009	1,900	1,838
Florida	1,272	1,447	1,684	1,830	1,694	1,683	1,697
Alabama	1,409	1,680	2,011	2,296	2,223	2,056	1,993
Delta States							
Mississippi	1,326	1,532	1,771	2,232	2,102	1,894	1,975
Arkansas	1,488	1,830	2,143	2,421	2,517	2,198	2,095
Louisiana	1,010	1,203	1,522	1,780	1,772	1,705	1,690
Southern Plains							
Oklahoma	1,841	2,090	2,466	2,657	2,769	2,585	2,562
Texas	4,362	4,879	5,591	6,065	7,015	7,135	7,683
Mountain States							
Montana	1,017	1,083	1,210	1,247	1,309	1,202	1,212
Idaho	1,103	1,234	1,391	1,451	1,512	1,395	1,385
Wyoming	419	489	509	544	558	526	530
Colorado	1,152	1,347	1,566	1,699	1,680	1,629	1,661
New Mexico	543	683	887	953	980	912	920
Arizona	475	621	831	880	906	847	854
Utah	559	721	942	984	1,009	952	964
Nevada	153	209	280	294	304	286	289
Pacific States							
Washington	1,666	1,894	1,949	2,297	2,359	2,330	2,371
Oregon	1,394	1,660	1,802	1,949	1,957	1,826	1,786
California	3,388	4,423	5,318	6,430	6,933	6,941	6,877
48 States	81,878	93,382	103,813	112,668	109,444	101,822	100,264

[1]Revised. [2]Preliminary.

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Table 6.—Average value of land and buildings per farm, by State, grouped by farm production region

State	Feb 1, 1978	Feb 1, 1979	Feb 1, 1980	Feb 1, 1981	Apr 1, 1982	Apr 1, 1983	Apr 1, 1984[1]
				Dollars			
Northeast							
Maine	97,400	108,600	112,600	120,900	125,600	124,900	133,100
New Hampshire	134,000	156,500	158,400	167,600	183,400	187,200	199,400
Vermont	146,000	157,300	160,400	164,900	177,100	180,700	192,400
Massachusetts	145,300	158,300	178,800	193,400	202,800	197,200	209,800
Rhode Island	191,700	197,500	222,200	263,400	298,700	286,300	305,000
Connecticut	239,000	253,800	279,400	294,400	300,200	298,400	318,000
New York	125,200	134,000	138,700	148,300	149,300	146,300	150,700
New Jersey	275,700	289,800	317,500	325,100	338,100	331,400	341,300
Pennsylvania	167,200	187,800	203,800	211,100	195,400	188,600	203,600
Delaware	256,600	275,000	326,000	342,300	322,100	317,100	323,500
Maryland	246,100	285,900	353,700	393,200	369,100	326,100	335,800
Lake States							
Michigan	151,500	168,400	186,800	214,700	210,900	196,200	196,200
Wisconsin	142,100	170,300	196,000	221,000	215,800	206,100	193,700
Minnesota	219,400	259,900	306,100	356,400	353,300	314,300	292,200
Corn Belt							
Ohio	207,800	251,800	287,900	299,500	256,800	227,000	217,900
Indiana	257,700	301,700	349,900	374,500	327,600	288,100	285,200
Illinois	425,500	495,500	541,800	574,100	535,400	490,700	480,800
Iowa	365,700	433,000	514,300	556,000	520,600	459,500	409,100
Missouri	165,400	189,000	230,500	247,000	234,000	203,700	203,700
Northern Plains							
North Dakota	304,700	357,300	415,700	452,300	478,400	460,400	460,400
South Dakota	255,400	295,400	318,700	341,100	350,000	330,400	320,600
Nebraska	298,500	385,300	440,400	484,300	473,000	425,400	374,000
Kansas	265,400	322,600	369,100	376,500	373,300	351,800	341,400
Appalachian							
Virginia	128,500	154,500	170,500	179,400	169,900	177,400	175,700
West Virginia	93,700	123,200	147,900	156,500	173,100	168,200	163,100
North Carolina	105,300	133,700	152,900	166,700	162,000	164,800	173,100
Kentucky	101,700	122,900	136,700	140,500	143,000	136,000	130,500
Tennessee	104,700	122,700	135,000	145,500	137,100	130,200	134,100
Southeast							
South Carolina	121,200	143,600	160,800	172,300	169,700	164,300	161,000
Georgia	174,200	201,500	228,100	236,400	220,700	222,800	218,500
Florida	348,600	405,200	464,400	497,300	454,000	456,100	465,200
Alabama	111,600	137,500	173,400	203,400	199,000	196,300	192,300
Delta States							
Mississippi	148,900	178,800	219,100	273,000	273,600	258,000	270,900
Arkansas	170,500	219,100	257,600	298,200	317,600	284,400	273,100
Louisiana	225,600	273,200	351,500	403,700	411,000	409,800	409,800
Southern Plains							
Oklahoma	215,500	246,000	290,300	319,800	336,200	316,500	316,500
Texas	253,500	289,800	334,000	366,400	430,900	445,700	485,600
Mountain States							
Montana	463,300	513,600	597,900	621,000	657,200	610,700	623,600
Idaho	332,100	375,400	427,400	451,100	473,800	433,200	433,200
Wyoming	475,500	560,000	588,700	622,500	659,400	621,600	633,000
Colorado	375,700	449,300	518,400	567,500	576,900	580,000	596,900
New Mexico	401,400	503,200	657,000	687,300	740,800	696,300	710,200
Arizona	897,500	1,141,300	1,465,700	1,466,400	1,592,500	1,550,400	1,583,900
Utah	300,700	387,700	513,800	540,800	562,600	539,100	549,700
Nevada	433,700	592,100	784,800	778,100	865,500	883,300	900,000
Pacific States							
Washington	269,100	301,100	307,100	352,400	371,100	380,900	392,500
Oregon	236,800	269,800	287,600	301,700	310,600	285,300	282,400
California	398,500	508,900	604,300	719,400	802,500	831,700	831,700
48 States	227,400	269,300	311,000	340,000	340,900	324,300	322,300

[1] Preliminary.

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Table 7.—California: Market value of farm real estate per acre, by region, 1976-1984[1]

Land use and year	Region				
	North and East Central	Central Coast	Sacramento Valley	San Joaquin Valley	Southern
			Dollars		
Irrigated					
Truck and vegetables					
1976	–	–	1,520	1,680	–
1977	–	–	1,680	1,900	–
1978	–	–	1,970	2,265	–
1979	–	4,200	2,280	2,650	4,200
1980	–	–	2,820	3,545	4,670
1981	–	5,890	3,380	4,190	6,180
1982	–	6,380	3,650	4,570	6,600
1983	2,470	6,410	3,660	4,660	6,800
1984	2,430	6,280	3,370	4,360	6,900
Intensive field crops[2]					
1976	–	–	1,310	1,440	–
1977	–	–	1,500	1,630	–
1978	–	–	1,710	1,880	–
1979	1,400	2,440	1,900	2,260	2,400
1980	–	–	2,540	3,010	2,880
1981	–	–	2,900	3,590	3,580
1982	–	–	3,260	3,920	3,700
1983	2,030	3,365	3,200	4,140	3,640
1984	1,720	3,225	3,110	3,770	3,670
Extensive field crops[3]					
1976	–	–	1,080	1,310	–
1977	–	–	1,210	1,300	–
1978	–	–	1,460	1,620	–
1979	1,050	1,580	1,660	1,970	2,300
1980	–	–	2,210	2,680	2,890
1981	–	–	2,570	3,180	3,350
1982	–	–	2 850	3,640	3,460
1983	1,780	2,760	2,700	3,750	3,640
1984	1,700	2,610	2,730	3,500	3,555
Pasture					
1976	590	1,180	700	980	–
1977	700	–	945	1,080	–
1978	730	–	1,040	1,165	–
1979	830	1,750	1,500	1,550	2,000
1980	–	–	1,595	1,970	–
1981	–	2,090	1,980	2,140	–
1982	–	–	2,060	2,420	–
1983	1,500	2,300	1,960	2,530	–
1984	1,370	2,190	1,950	2,310	–
Nonirrigated					
Cropland					
1976	450	770	555	570	–
1977	400	640	600	680	–
1978	465	610	700	800	–
1979	600	790	880	960	1,800
1980	–	–	1,140	1,210	–
1981	–	–	1,320	1,480	–
1982	–	–	1,400	1,710	–
1983	870	1,490	1,470	1,600	–
1984	840	1,550	1,490	1,560	–
Pasture					
1976	370	580	420	470	–
1977	405	–	465	570	–
1978	400	–	530	570	–
1979	540	680	700	775	–
1980	–	–	810	845	–
1981	–	–	1,050	1,050	–
1982	–	–	1,130	1,310	–
1983	700	1,000	1,030	1,210	–
1984	630	1,090	1,070	1,120	–
Rangeland[4]					
1976	270	350	280	300	–
1977	255	240	250	330	–
1978	270	370	320	360	–
1979	300	460	430	520	–
1980	–	570	460	550	–
1981	–	670	500	620	–
1982	–	700	650	770	–
1983	460	650	660	700	–
1984	540	690	610	740	–

[1]Refer to figure 5. February 1 values for 1976-81, and April 1, 1982-84. Regions were selected on adequacy of data. [2]Includes land used for cotton, sugarbeets, rice, etc. [3]Includes land used for barley, beans, corn, and sorghum. [4]Unimproved pasture.

– = Data not available.

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Table 8.—California: Market value per acre of orchards, vineyards, and groves, by region, March 1, 1981, and April 1, 1982-84[1]

Specialty crop	Central Coast				Sacramento Valley				San Joaquin Valley				Southern California			
	1981	1982	1983	1984	1981	1982	1983	1984	1981	1982	1983	1984	1981	1982	1983	1984
	Dollars															
English walnuts					7,150 ±1,300	8,750 ±1,100	7,990 ±710	7,420 ±1,090	8,300 ±1,420	8,780 ±1,170	8,380 ±1,160	7,840 ±1,240				
Almonds					6,450 ±1,390	7,490 ±1,030	7,080 ±760	5,880 ±680	9,150 ±1,150	8,530 ±1,130	7,390 ±910	6,520 ±,930				
Peaches					5,600 ±720	5,940 ±750	–		8,300 ±1,310	8,570 ±1,230	7,410 ±970	6,850 ±1,170				
Pears						5,280 ±790	–	–								
Apricots									7,450 ±1,000	7,270 ±1,130	7,340 ±1,220	6,990 ±1,000				
Prunes					5,350 ±750	5,930 ±770	5,690 ±750	5,330 ±560	7,450 ±1,040	7,770 ±1,200	–	–				
Plums									8,900 ±1,130	9,770 ±1,400	8,770 ±1,020	8,030 ±1,330				
Avocados													18,300 ±1,370	17,720 ±3,900	17,030 ±3,130	16,905 ±4,860
Olives									5,400 ±860	5,800 ±760	6,450 ±1,030	6,930 ±800				
Nectarines									–	8,970 ±1,040	8,500 ±1,070	7,470 ±1,110				
Vineyards																
Raisin varieties									10,200 ±1,560	10,840 ±1,180	9,460 ±1,030	6,580 ±1,010				
Wine varieties	14,250 ±3,240	15,840 ±3,770	15,230 –	16,640 –					8,250 ±1,500	9,770 ±1,380	8,060 ±1,330	6,380 ±920				
Table varieties									9,350 1,540	10,560 ±1,330	9,920 ±1,430	7,810 ±1,430				
Citrus																
Valencia oranges									6,900 ±820	7,260 ±890	7,830 ±890	7,900 ±770	11,400 ±2,710	12,030 ±2,740	11,110 ±1,790	11,880 ±1,890
Navel oranges									6,950 ±820	7,410 ±1,020	7,510 ±1,030	8,070 ±720	11,250 ±2,710	11,400 ±2,470	10,100 ±1,940	11,180 –
Lemons									6,950 ±860	6,440 ±1,110	6,850 ±910	6,610 ±980	15,250 ±1,950	14,110 ±3,040	13,860 ±2,590	13,020 ±2,190
Grapefruit													10,500 ±2,830	9,870 ±1,920	–	–
Tangerines									6,700 ±1,110	6,530 ±1,150	–	–				

[1] Refer to figure 4. Excluding nonbearing acreage and farm buildings. Survey is sent to reporters of the California office of the Statistical Reporting Service. For each commodity a mean and standard deviation were calculated from the survey sample. Then observations were dropped from the survey if they did not fall within the range of plus or minus one standard deviation from the mean. (Assuming the observations are normally distributed, 2/3 of them fall within the acceptable range). The retained observations made up the samples that were used to calculate the means and standard deviations that are shown in the table.

– = Data not available.

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Table 9.—Farms rented for cash: Gross cash rent per acre and ratio of rent to value, selected States, March 1, 1980-81, and April 1, 1982-84[1]

State	Rent per acre					Ratio of rent to value				
	1980	1981	1982	1983	1984	1980	1981	1982	1983	1984
	Dollars					*Percent*				
Northeast										
New Jersey	35.80	37.40	44.10	51.50	47.60	1.5	1.5	1.8	2.1	1.7
Pennsylvania[2]	31.20	35.20	37.60	39.30	40.30	2.1	2.4	2.5	2.8	2.7
Delaware	49.60	57.10	57.50	57.30	61.70	3.1	3.0	3.5	3.5	3.8
Maryland	40.20	43.60	47.40	52.70	56.90	2.3	2.5	2.6	2.9	3.3
Lake States										
Michigan[3]	46.40	51.00	50.20	51.70	55.90	4.5	4.2	4.2	4.6	4.9
Wisconsin	45.00	49.10	53.30	56.60	58.70	5.1	5.2	5.3	5.2	6.2
Minnesota[4]	59.50	63.30	68.30	68.10	70.20	4.9	4.8	4.9	5.5	6.1
Corn Belt										
Ohio	72.00	78.60	80.80	77.80	77.80	4.0	4.2	4.7	5.3	5.4
Indiana	94.00	101.00	98.70	94.80	98.90	4.9	5.1	5.4	5.8	6.2
Illinois	99.00	105.80	112.80	111.40	114.10	4.3	4.4	5.0	5.6	5.8
Iowa	96.00	101.80	106.10	105.60	105.80	4.7	4.7	5.0	5.7	6.5
Missouri[5]	50.50	52.90	52.70	49.60	51.10	5.8	5.9	5.8	6.4	6.7
Northern Plains										
North Dakota	24.10	25.50	27.30	26.90	28.50	6.0	5.9	5.8	6.3	6.4
South Dakota	19.20	20.90	21.30	22.90	22.70	5.7	5.8	5.7	6.3	6.6
Appalachian										
Virginia	27.80	31.10	36.60	33.80	28.50	3.3	3.7	3.7	3.4	3.0
North Carolina	32.90	37.80	39.40	40.60	40.60	3.8	4.1	3.9	4.0	4.0
Kentucky6	45.60	48.00	52.30	49.70	49.50	4.8	5.0	5.0	5.0	5.1
Tennessee	41.00	43.80	45.00	40.50	40.20	4.8	5.0	5.0	4.8	4.7
Southeast										
South Carolina	24.60	27.00	25.80	24.60	26.60	3.8	3.7	3.5	3.4	3.9
Georgia	30.70	32.60	29.90	30.60	31.10	4.3	4.4	4.1	4.2	4.3
Alabama	28.30	29.00	30.10	30.60	28.80	4.9	4.2	4.0	4.3	4.2
Delta States										
Mississippi	34.90	37.00	39.10	34.70	39.50	5.1	4.5	4.5	4.3	4.6
Arkansas	39.70	40.80	45.40	40.90	43.10	5.2	4.6	4.3	4.2	4.8

[1]Based on data from crop reporters, Statistical Reporting Service, USDA. Selection of States is based upon adequacy of data. [2]Estimates omit crop district (c.d.) no. 3. [3]Estimates omit c.d.'s 1, 2, 3, and 4. [4]Estimates omit c.d.'s 2 and 3. [5]Estimates omit c.d. 8 in 1980. [6]Estimates omit c.d. 4 in 1980. [7]Estimates omit c.d. 99.

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Table 10.—Cropland rented for cash: Gross cash rent per acre and ratio of rent to value, selected States, March 1, 1980-81, and April 1, 1982-84[1]

State	Rent per acre					Ratio of rent to value				
	1980	1981	1982	1983	1984	1980	1981	1982	1983	1984
	Dollars					*Percent*				
Northeast										
Vermont	24.90	28.00	25.60	24.10	25.60	3.5	3.7	3.6	3.2	4.4
Massachusetts	29.90	35.00	32.10	37.00	36.80	2.0	2.4	2.1	2.7	2.6
New York[2]	32.80	35.20	34.20	33.40	34.10	7.5	6.5	6.5	7.0	6.7
New Jersey	36.40	40.30	48.90	51.30	48.80	1.6	1.6	2.0	2.1	1.7
Pennsylvania[3]	36.60	37.50	39.50	38.80	40.40	2.2	2.3	2.5	2.5	2.7
Delaware	51.90	59.30	60.50	59.10	61.60	3.0	3.4	3.6	3.6	3.6
Maryland[4]	42.80	46.70	51.00	50.50	54.70	2.3	2.2	2.6	2.7	2.9
Lake States										
Michigan[5]	49.40	51.90	55.40	57.30	60.80	4.6	4.2	4.4	4.9	5.1
Wisconsin	51.90	55.70	58.10	57.00	60.60	5.1	5.2	5.1	5.2	5.9
Minnesota6	62.90	68.80	72.40	71.30	73.50	4.9	4.8	5.1	5.6	6.3
Corn Belt										
Ohio	81.80	87.70	88.40	89.10	83.00	4.1	4.3	4.9	5.8	5.6
Indiana	101.90	108.30	104.90	100.20	104.00	5.0	5.1	5.3	6.0	6.3
Illinois	107.00	113.80	119.40	116.30	119.50	4.3	4.5	5.0	5.6	5.9
Iowa	107.10	113.60	118.80	117.10	116.50	4.7	4.8	5.2	6.0	6.7
Missouri[7]	66.70	68.80	70.00	68.60	67.80	6.1	6.1	6.3	7.3	7.4
Northern Plains										
North Dakota	30.40	31.60	32.90	32.60	34.40	6.4	6.1	6.1	6.5	6.8
South Dakota	27.30	29.50	31.10	31.70	31.30	5.9	5.9	5.9	6.5	7.0
Nebraska (Nonirrigated)	46.30	48.20	52.10	53.40	52.00	5.8	5.7	5.9	6.6	7.4
(Irrigated)	100.20	109.00	111.00	105.50	104.90	6.3	6.5	6.8	7.1	8.2
Kansas (Nonirrigated)	30.60	31.70	34.00	34.00	33.80	5.2	4.9	5.2	5.6	5.7
(Irrigated)	60.90	64.00	62.80	62.50	63.80	7.2	6.9	6.9	7.5	7.8
Appalachian										
Virginia	37.10	41.10	42.00	39.00	37.50	3.5	4.3	3.6	3.6	3.5
North Carolina	38.40	44.40	48.30	45.30	46.80	3.9	4.1	4.0	3.8	3.6
Kentucky[8]	57.40	62.30	64.00	62.50	58.40	4.8	5.6	5.1	5.5	5.3
Tennessee	51.00	50.90	54.60	47.90	48.10	5.4	5.4	5.5	5.3	5.1
Southeast										
South Carolina	27.30	29.20	27.80	28.30	28.80	3.7	3.8	3.4	3.7	3.8
Georgia	35.00	35.20	33.10	34.90	32.60	4.5	4.4	4.1	4.5	4.4
Alabama	35.00	35.30	36.10	37.80	35.40	5.0	4.6	4.4	4.7	4.6
Delta States										
Mississippi	41.60	44.90	46.10	42.80	46.80	5.2	4.7	4.7	4.7	4.8
Arkansas	47.20	47.90	50.70	46.60	51.20	5.0	4.4	4.4	4.4	4.9
Southern Plains										
Oklahoma(Nonirrigated)[9]	26.50	29.90	32.30	30.90	31.50	3.5	3.7	4.0	4.0	4.1
(Irrigated)			51.60	50.30	48.10			5.3	5.7	4.9
Texas (Nonirrigated)[10]	21.10	22.50	25.20	24.40	24.10	3.4	3.5	3.3	3.2	2.9
(Irrigated)	52.70	54.80	54.50	52.20	55.80	6.0	6.0	5.8	5.4	5.6

[1]Based on data obtained from crop reports, Statistical Reporting Service, USDA. Selection of States is based on adequacy of data. [2]Estimates omit crop district (c.d.) numbers 3 and 9a. [3]Estimates omit c.d. 3. [4]Estimates omit c.d. 1 in 1980. [5]Estimates omit c.d.'s 1, 2, 3, and 4. [6]Estimates omit c.d.'s 2 and 3. [7]Estimates omit c.d. 8 in 1980. [8]Estimates omit c.d. 4 in 1980. [9]Estimates omit c.d. 99. [10]Estimates omit c.d. 60.

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Table 11.—Pasture rented for cash: Gross cash rent per acre and ratio of rent to value, selected States, March 1, 1980-81 and April 1, 1982-84[1]

State	Rent per acre					Ratio of rent to value				
	1980	1981	1982	1983	1984	1980	1981	1982	1983	1984
	Dollars					*Percent*				
Northeast										
Vermont	13.30	12.00	11.60	13.20	15.00	3.3	3.3	2.7	3.3	3.3
Pennsylvania[2]	15.50	14.90	16.50	17.50	16.70	1.7	1.7	1.9	2.1	1.7
Lake States										
Wisconsin	21.10	22.70	23.60	24.30	24.00	4.6	4.8	4.8	4.7	5.1
Minnesota[3]	24.20	20.40	22.10	20.90	22.40	4.7	4.4	3.9	3.8	4.8
Corn Belt										
Ohio	27.80	27.30	28.10	25.40	29.20	3.1	3.1	3.4	3.1	3.6
Indiana	32.30	36.60	34.20	32.80	36.40	3.4	3.8	3.4	3.7	4.2
Illinois	34.40	35.20	33.70	42.70	43.60	3.4	3.4	3.4	4.7	5.3
Iowa	36.20	39.40	44.10	42.20	40.70	4.3	4.4	4.5	4.7	5.4
Missouri[4]	26.50	27.70	26.30	26.20	25.80	4.4	4.8	4.4	4.9	5.1
Northern Plain										
North Dakota	8.70	9.10	9.20	8.70	9.30	4.6	4.3	4.4	4.4	4.8
South Dakota	9.50	10.00	9.50	9.30	9.00	3.3	5.2	5.0	5.5	5.1
Nebraska	10.20	12.90	12.60	12.90	13.10	4.4	5.1	4.7	5.1	5.9
Kansas	12.40	12.60	12.80	13.30	13.10	3.5	3.4	3.4	3.8	4.0
Appalachian										
Virginia	17.70	20.80	17.70	18.20	18.50	2.6	2.7	2.3	2.5	2.5
North Carolina	18.80	19.70	21.00	20.20	22.00	2.7	2.6	2.6	2.4	2.7
Kentucky[5]	24.10	27.50	28.20	27.60	26.50	3.7	3.8	3.9	3.7	3.5
Tennessee	22.50	24.40	24.70	23.50	23.80	3.1	3.5	3.4	3.2	3.1
Southeast										
South Carolina	15.20	20.50	17.00	16.20	17.00	2.7	3.4	2.7	2.7	2.9
Georgia	19.80	20.00	19.60	19.80	20.00	3.0	3.0	3.0	3.1	3.1
Alabama	16.10	17.10	17.40	17.40	18.20	3.3	3.1	3.0	3.2	3.2
Delta States										
Mississippi	14.40	15.40	15.70	15.70	15.70	3.0	2.9	2.9	2.8	2.9
Arkansas	14.90	18.00	15.80	14.80	17.10	2.9	3.4	2.4	2.3	2.8
Southern Plain										
Oklahoma[6]	11.00	10.90	11.60	11.00	11.50	2.5	2.4	2.4	2.4	2.5
Texas[7]	6.40	6.90	7.90	8.60	8.30	1.7	1.6	1.5	1.6	1.4

[1]Based on data from crop reporters, Statistical Reporting Service, USDA.@Selection of States is based on adequacy of data. [2]Estimates omit c.d.'s 3 and 6 in and 3 in 1980. [3]Estimates omit c.d.'s 2 and 3. [4]Estimates omit c.d.'s 8 and 9 in 1980. [5]Estimates omit c.d. 4 in 1980. [6]omit c.d. 99. [7]Estimates omit c.d.'s 60, 82, and 97.

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Table 12.—Farm real estate sellers: Percentage of sales, acres, and value by type of seller for years ending March 1, 1982-84[1]

Region	Type of seller														
	Active farm operater									Retired farmer			Nonfarmer/ nonfarm business		
	Estate			Remained in farming			Retired or quit								
	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984
	Percentage of sales														
Northeast	14	14	13	20	25	18	23	17	25	18	11	13	26	32	30
Lake States	17	18	12	21	30	25	28	23	26	19	15	17	15	15	20
Corn Belt	32	30	27	24	28	28	13	14	16	12	11	10	18	17	19
Northern Plains	28	23	20	29	29	28	14	20	24	15	11	14	15	16	14
Appalachian	25	25	26	24	27	23	19	16	19	10	9	12	22	23	20
Southeast	20	17	17	26	33	32	15	16	17	9	9	8	29	25	26
Delta	13	15	12	34	30	34	17	20	21	9	10	9	27	25	25
Southern Plains	22	26	24	26	26	30	15	16	18	10	10	7	26	22	22
Mountain	11	14	8	37	45	46	23	19	21	10	6	9	19	17	15
Pacific	14	11	11	39	38	49	16	24	14	5	9	9	26	17	17
48 States	23	22	20	27	30	29	18	18	20	12	10	11	21	20	20
	Percentage of acres														
Northeast	14	13	13	22	30	19	26	20	27	16	11	16	21	26	25
Lake States	14	18	11	24	29	22	35	25	26	18	13	14	10	16	27
Corn Belt	34	30	28	25	27	28	15	16	20	11	10	8	14	18	16
Northern Plains	25	18	21	37	28	28	16	30	27	12	9	11	9	15	13
Appalachian	25	31	25	23	26	23	22	15	22	8	8	10	22	19	21
Southeast	20	15	19	31	31	29	28	23	23	4	5	6	17	26	24
Delta	11	19	17	42	31	36	19	22	20	4	10	8	23	18	19
Southern Plains	14	29	20	31	31	29	19	13	22	6	7	4	30	21	24
Mountain	5	9	7	52	46	55	22	22	22	5	3	6	15	21	10
Pacific	16	6	9	34	56	48	14	22	15	5	6	7	32	11	21
48 States	16	19	16	38	34	36	21	21	23	8	7	8	17	19	17
	Percentage of value														
Northeast	17	15	17	25	28	18	23	19	25	14	9	12	20	29	28
Lake States	14	20	12	26	33	26	36	25	28	16	12	15	9	11	19
Corn Belt	35	33	30	24	28	28	15	14	17	10	9	8	16	15	17
Northern Plains	26	19	21	34	32	28	16	24	25	13	10	12	11	14	13
Appalachian	27	30	24	22	28	29	21	14	21	8	8	9	22	19	17
Southeast	20	12	18	30	35	38	30	27	20	3	5	4	17	21	21
Delta	11	17	17	36	32	38	26	24	23	4	8	6	23	20	15
Southern Plains	22	22	22	31	35	31	21	14	18	7	10	4	19	19	24
Mountain	7	12	9	44	48	53	26	20	22	7	4	4	16	15	12
Pacific	14	8	9	44	50	57	12	24	10	3	4	7	26	13	16
48 States	21	21	19	32	35	36	21	20	20	8	8	8	17	17	17

[1] Percentages may not add to 100 because of rounding.

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Table 13.—Farm real estate sales: Percentage distribution of sales, acres, and value by land tenure before sale, years ending March 1, 1982-84

Region	Land farmed by: Owner operator			Hired manager			Tenant			Land not farmed last year		
	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984
	Percentage of sales											
Northeast	43	45	45	3	2	3	40	37	41	14	16	11
Lake States	51	53	52	2	2	1	41	41	40	6	4	6
Corn Belt	38	44	45	3	2	2	55	51	50	4	4	4
Northern Plains	44	50	50	2	2	2	54	47	47	1	1	1
Appalachian	46	46	44	3	3	3	39	39	42	12	13	10
Southeast	45	47	51	6	8	4	34	31	29	14	13	16
Delta	47	51	58	3	1	2	32	32	27	18	17	12
Southern Plains	43	48	48	2	4	4	45	39	41	10	9	7
Mountain	61	63	66	2	5	4	29	27	27	7	5	3
Pacific	58	58	64	8	9	7	29	28	23	5	5	7
48 States	46	49	50	3	3	3	43	41	40	8	7	7
	Percentage of acres											
Northeast	49	53	45	3	2	2	36	31	46	12	14	7
Lake States	60	54	47	1	2	2	35	42	42	4	2	9
Corn Belt	44	42	48	3	4	2	50	51	46	3	3	3
Northern Plains	57	57	52	2	3	3	41	39	44	—	—	1
Appalachian	46	45	43	4	7	3	39	39	45	10	10	9
Southeast	59	51	53	8	15	4	25	28	30	8	6	12
Delta	60	53	65	3	2	4	31	36	27	6	9	4
Southern Plains	45	46	44	7	7	9	33	38	42	15	9	5
Mountain	62	59	76	19	22	11	14	17	13	5	3	1
Pacific	41	63	65	5	8	4	47	26	28	6	2	2
48 States	55	52	58	9	9	6	30	34	33	6	4	4
	Percentage of value											
Northeast	47	49	42	4	2	4	43	37	49	7	12	5
Lake States	62	59	53	2	3	2	35	37	42	2	1	3
Corn Belt	40	42	46	2	4	2	57	53	50	1	1	1
Northern Plains	50	51	50	2	4	3	49	45	46	—	—	1
Appalachian	43	48	41	6	7	11	43	38	42	8	7	6
Southeast	62	44	60	13	29	9	21	20	23	5	6	8
Delta	60	55	66	3	2	4	34	36	27	3	6	3
Southern Plains	50	51	48	6	8	6	39	35	41	6	7	5
Mountain	66	62	70	8	12	9	22	24	19	4	2	1
Pacific	55	64	65	8	7	6	33	28	28	5	1	1
48 States	52	51	54	5	8	5	39	37	37	4	4	3

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Table 14.—Percentage of sales, acres, and value by status of seller and land tenure before sale, years ending March 1, 1982-84

Status of seller	Land tenure before sale														
	Owner operator			Hired manager			Tenant			Not farmed			Total		
	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984
	Percentage of sales														
Estate	4	4	4	1	1	1	16	16	14	1	1	1	22	22	19
Active/remained	23	26	26	1	1	1	3	3	3	1	—	1	28	30	30
Active/retired	16	15	17	—	—	—	2	2	2	—	—	—	18	17	20
Retired	2	2	2	—	—	—	9	7	8	1	1	1	12	10	11
Nonfarmer	2	2	2	1	1	1	13	12	13	4	4	4	20	19	19
Total	46	49	50	3	3	3	43	41	40	8	7	7	100	100	100
	Percentage of acres														
Estate	3	3	4	1	1	1	10	12	11	1	1	1	15	17	16
Active/remained	32	28	31	3	3	3	3	4	2	1	—	—	39	35	37
Active/retired	17	19	20	1	1	1	2	2	2	1	—	—	21	22	23
Retired	1	1	1	—	—	—	6	5	6	—	—	—	7	6	8
Nonfarmer	1	1	1	4	4	2	8	10	12	3	2	2	16	17	17
Total	55	53	58	9	10	6	30	34	33	6	4	4	100	100	100
	Percentage of value														
Estate	4	4	3	1	1	1	15	14	13	—	1	1	20	20	18
Active/remained	27	28	31	1	3	2	4	4	4	—	—	—	32	35	37
Active/retired	19	16	18	1	1	—	2	2	2	—	—	—	22	19	21
Retired	1	1	1	—	—	—	7	6	6	—	—	—	8	7	8
Nonfarmer	1	1	1	2	2	2	11	11	13	2	2	2	16	16	17
Total	53	52	54	5	8	5	39	37	37	3	3	3	100	100	100

Table 15.—Farm real estate buyers: Percentage of purchases, acres, and value by type of buyer, years ending March 1, 1982-84[1]

Region	Buyer											
	Tenant			Owner-operator[2]			Retired farmer			Nonfarmer		
	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984
	Percentage of purchases											
Northeast	11	8	13	53	58	53	2	1	1	34	33	33
Lake States	12	11	12	71	75	72	2	1	1	16	14	14
Corn Belt	14	14	13	66	67	65	2	2	2	18	18	20
Northern Plains	15	13	12	70	76	75	1	1	1	13	10	12
Appalachian	11	13	10	53	56	54	2	1	2	34	30	34
Southeast	8	7	8	56	62	57	1	1	1	35	30	35
Delta	10	8	13	48	54	56	2	1	1	40	37	30
Southern Plains	10	12	13	55	51	55	2	2	1	33	34	32
Mountain	12	12	11	59	60	71	1	2	1	28	27	17
Pacific	8	9	11	63	63	63	1	*	1	28	28	25
48 States	12	12	12	61	64	63	2	1	1	25	23	24
	Percentage of acres											
Northeast	13	11	16	52	59	54	2	*	*	34	30	29
Lake States	12	10	13	72	77	73	2	1	1	15	12	12
Corn Belt	14	14	12	65	66	63	1	1	1	19	20	24
Northern Plains	16	11	10	74	80	76	1	1	2	9	9	12
Appalachian	11	12	8	53	57	55	1	*	2	35	31	35
Southeast	7	6	6	67	71	64	1	*	*	26	23	30
Delta	7	8	7	48	52	47	2	*	1	43	40	46
Southern Plains	5	7	9	47	58	61	1	2	*	47	34	30
Mountain	9	4	8	67	65	78	*	*	*	24	31	14
Pacific	10	10	10	60	70	68	2	*	*	28	19	21
48 States	10	9	10	63	67	68	1	1	1	26	23	22
	Percentage of value											
Northeast	11	9	13	52	51	53	1	*	*	36	39	34
Lake States	12	9	13	74	79	75	2	1	1	13	11	12
Corn Belt	12	13	12	68	67	66	1	1	1	18	19	21
Northern Plains	15	10	10	73	78	77	1	1	1	11	11	12
Appalachian	9	12	8	56	59	57	1	*	1	34	29	33
Southeast	12	5	7	62	73	63	1	*	*	25	21	30
Delta	7	8	7	44	49	46	1	*	1	48	44	46
Southern Plains	7	7	9	57	57	58	1	2	1	34	35	33
Mountain	9	5	6	58	58	73	1	1	1	31	37	21
Pacific	6	9	12	62	66	69	1	*	1	32	25	19
48 States	10	9	10	63	66	65	1	1	1	26	24	24

[1]Percentages may not add to 100 because of rounding. [2]Includes part and full-owner operators.

* = Less than 0.5 percent.

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Table 16.—Farm real estate buyers: Percentage of purchases, acres, and value by land tenure after sale, years ending March 1, 1982-84

Region	Land farmed by: Owner			Hired manager			Tenant			Land will not be farmed this year		
	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984
Percentage of purchases												
Northeast	76	78	76	4	2	5	11	9	10	9	10	9
Lake States	87	88	89	4	2	1	6	8	7	4	2	3
Corn Belt	80	82	78	3	2	2	14	14	16	3	2	2
Northern Plains	87	88	85	2	3	3	10	8	11	–	–	1
Appalachian	75	75	76	3	4	3	17	15	14	6	6	7
Southeast	75	75	74	7	7	7	11	10	8	7	8	11
Delta	68	68	74	3	3	5	14	17	14	15	12	7
Southern Plains	78	73	77	8	5	6	8	14	11	6	9	7
Mountain	79	78	86	6	8	4	9	9	6	6	4	4
Pacific	78	80	83	10	11	6	10	8	10	1	1	1
48 States	79	80	80	4	4	4	12	12	12	5	4	4
Percentage of acres												
Northeast	75	80	79	5	1	6	12	11	10	8	7	5
Lake States	86	88	88	5	2	3	7	9	8	3	1	1
Corn Belt	78	78	76	4	2	2	16	18	20	2	1	1
Northern Plains	90	90	84	2	5	5	7	5	10	–	–	1
Appalachian	68	68	71	5	9	6	21	18	16	6	5	6
Southeast	77	74	66	8	11	14	10	10	12	5	4	8
Delta	55	62	51	5	5	20	35	28	27	5	5	2
Southern Plains	57	75	70	37	9	12	3	9	15	2	7	3
Mountain	74	66	87	20	28	10	4	5	2	2	1	1
Pacific	70	77	89	6	11	2	22	11	8	2	–	–
48 States	74	76	79	14	11	8	9	10	11	2	2	2
Percentage of value												
Northeast	69	72	70	11	1	8	16	17	15	4	10	6
Lake States	87	89	88	5	2	2	7	8	9	1	1	1
Corn Belt	78	79	76	4	2	3	18	18	20	1	1	1
Northern Plains	88	87	85	2	5	3	9	8	11	–	–	1
Appalachian	67	70	60	6	11	18	22	15	17	5	3	5
Southeast	79	70	65	10	16	16	7	10	9	3	4	10
Delta	50	59	49	5	5	21	41	33	29	3	3	1
Southern Plains	72	70	69	19	13	8	5	11	18	4	6	5
Mountain	71	65	77	13	22	11	11	10	7	5	3	4
Pacific	75	78	87	13	12	4	12	9	9	1	–	–
48 States	75	76	75	8	9	8	14	13	14	2	2	3

– = less than 0.5 percent.

Table 17.—Percentage of purchases, acres, and value by status of buyer before purchase and land tenure after sale, years ending March 1, 1982-84

Status of buyer before purchase	Land tenure after sale: Owner			Hired manager			Tenant			Not farmed this year			Total		
	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984	1982	1983	1984
Percentage of purchases															
Tenant	12	11	11	–	–	–	–	–	–	–	–	–	12	11	12
Owner operator	58	59	59	2	2	2	2	2	2	–	–	–	62	63	63
Retired farmer	1	1	1	–	–	–	1	–	1	–	–	–	2	1	1
Non-farmer	9	9	9	2	2	2	9	9	9	4	4	4	24	24	24
Total	80	80	80	4	4	4	12	12	12	4	4	4	100	100	100
Percentage of acres															
Tenant	9	8	9	–	–	–	–	–	–	–	–	–	9	8	10
Owner operator	60	61	63	3	4	3	2	2	2	–	–	–	65	67	68
Retired farmer	–	–	–	–	–	–	–	–	–	–	–	–	–	1	1
Non-farmer	5	7	6	10	7	5	7	7	9	2	2	2	24	23	22
Total	75	76	79	13	11	8	9	10	11	2	2	2	100	100	100
Percentage of value															
Tenant	10	9	9	–	–	–	–	1	–	–	–	–	10	10	10
Owner operator	59	60	59	3	3	3	3	2	3	–	–	–	65	65	65
Retired farmer	1	–	–	–	–	–	–	–	–	–	–	–	1	1	1
Non-farmer	6	7	6	4	5	5	11	10	11	2	2	2	23	24	24
Total	76	76	75	8	9	8	15	13	14	2	2	3	100	100	100

– = Less than 0.5 percent.

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Table 18.—Farm real estate transfers Percentage distribution of purchases, acres, and value by probable use of property 5 years after purchase, by regions, years ending March 1 [1]

Region	Agr'l only		Forestry		Mineral		Recreation		Rural residence		Sub-division		Commercial/ industrial		Other	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
Percentage of purchases																
Northeast	76	77	3	3	•	•	3	2	11	9	6	6	1	•	1	2
Lake States	93	93	•	2	•	•	2	3	3	2	•	•	•	•	•	•
Corn Belt	93	90	1	1	•	1	1	1	4	5	•	1	1	•	•	1
Northern Plains	98	96	•	•	•	•	•	1	1	1	•	1	•	•	•	•
Appalachian	79	76	4	4	1	1	1	1	9	10	2	3	1	1	3	3
Southeast	70	73	11	12	•	•	2	2	10	6	3	4	1	1	2	2
Delta	73	78	9	8	•	1	1	2	10	6	4	4	2	•	1	2
Southern Plains	74	83	1	•	1	1	6	4	11	6	5	4	1	2	1	•
Mountain	82	87	1	•	1	•	1	2	9	5	5	4	1	1	1	1
Pacific	86	90	1	1	•	•	2	1	8	7	2	1	•	•	1	1
48 States	85	85	3	3	1	•	2	2	6	6	2	2	1	1	1	1
Percentage of acres																
Northeast	79	80	4	3	•	•	4	5	8	5	5	5	1	•	•	2
Lake States	92	97	•	1	•	•	6	1	1	1	•	•	•	•	•	•
Corn Belt	94	91	1	1	1	1	2	1	2	4	•	1	•	•	•	1
Northern Plains	99	96	•	•	•	•	•	•	•	2	•	1	•	•	1	1
Appalachian	81	78	6	5	1	1	1	2	5	7	2	2	•	2	3	3
Southeast	77	70	13	18	•	•	1	2	4	4	1	3	2	2	2	1
Delta	81	92	9	3	•	•	4	1	3	1	2	2	2	•	•	1
Southern Plains	85	80	•	•	1	2	8	9	3	2	2	3	•	2	1	1
Mountain	79	87	1	•	•	1	5	4	4	5	10	1	1	•	•	1
Pacific	92	94	•	•	•	•	3	1	2	2	3	•	•	•	•	1
48 States	87	87	2	2	•	1	3	3	3	4	3	2	1	1	1	1
Percentage of value																
Northeast	77	77	1	1	•	•	3	3	12	5	6	10	2	•	1	4
Lake States	97	98	•	•	•	•	2	•	1	1	•	•	•	•	•	•
Corn Belt	96	94	•	•	1	1	1	1	2	3	•	•	•	•	•	1
Northern Plains	98	97	•	•	•	•	•	•	1	1	•	1	•	1	•	•
Appalachian	82	81	3	2	1	•	1	1	7	8	3	4	1	2	4	2
Southeast	81	72	7	9	1	•	1	1	4	4	1	10	3	2	2	1
Delta	79	93	5	2	•	•	6	1	3	1	2	3	5	•	•	•
Southern Plains	78	74	•	•	1	4	9	11	3	3	6	6	1	2	2	•
Mountain	82	81	1	1	•	•	3	4	5	8	9	2	1	2	•	2
Pacific	93	95	•	•	•	•	2	1	4	2	1	1	•	1	•	1
48 States	88	88	1	1	•	•	2	2	3	4	2	3	1	1	1	1

[1] When more than one probable use was indicated, the most intensive use was assigned to the transfer. Uses in the columns above are arrayed left to right from least to most intensive. Therefore, percentages to the right of "agriculture only," particularly for purchases and acres, are believed to be biased upward. Based on unweighted data.

• = Less than 0.5 percent.

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Table 19.—Farm real estate transfers Average acres per sale and price per acre by probable use of property 5 years after purchase, by region and 48 States, years ending March 1, 1983 and 1984[1]

Region	Agr'l only		Forestry		Recreation		Rural residence		Sub-division		Commercial/ industrial		All uses	
	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984	1983	1984
Northeast														
Acres per sale	120	149	172	115	150	–	80	72	92	137	–	–	115	143
Price per acre	1,173	1,051	283	367	848	–	1,793	1,093	1,565	2,009	–	–	1,209	1,080
Lake States														
Acres per sale	126	154	–	101	318	72	50	41	–	–	–	–	127	147
Price per acre	1,254	1,143	–	454	348	472	848	1,336	–	–	–	–	1,194	1,125
Corn Belt														
Acres per sale	129	135	101	122	266	161	63	98	–	74	–	–	128	133
Price per acre	1,458	1,405	308	634	711	713	1,252	1,037	–	1,417	–	–	1,424	1,361
Northern Plains														
Acres per sale	311	269	–	–	–	–	–	395	–	–	–	–	308	270
Price per acre	493	511	–	–	–	–	–	210	–	–	–	–	493	508
Appalachian														
Acres per sale	109	115	137	157	125	230	65	76	112	87	–	124	107	112
Price per acre	974	1,159	467	428	521	639	1,194	1,321	1,087	1,699	–	1,518	963	1,118
Southeast														
Acres per sale	241	173	227	276	157	–	69	135	90	145	–	–	194	181
Price per acre	1,215	1,162	645	582	682	–	1,198	1,024	1,052	3,260	–	–	1,147	1,133
Delta														
Acres per sale	244	266	204	96	–	–	65	34	83	141	–	–	218	224
Price per acre	1,093	1,108	598	532	–	–	1,220	1,357	1,842	1,224	–	–	1,127	1,083
Southern Plains														
Acres per sale	358	337	–	–	387	752	77	121	126	267	–	–	310	340
Price per acre	611	587	–	–	838	742	861	944	1,771	1,303	–	–	668	649
Mountain														
Acres per sale	901	1,018	–	–	–	–	442	1,099	2,105	323	–	–	934	1,009
Price per acre	366	365	–	–	–	–	400	631	293	700	–	–	353	391
Pacific														
Acres per sale	279	237	–	–	–	–	52	79	–	–	–	–	262	225
Price per acre	1,900	2,472	–	–	–	–	4,205	1,832	–	–	–	–	1,877	2,453
48 States														
Acres per sale	226	238	189	187	422	449	95	150	353	163	175	185	221	232
Price per acre	869	881	533	557	617	584	1,021	877	603	1,580	1,447	1,584	854	879

[1]See table 18 for footnotes

– = Less than 10 sales

Table 20.--Credit-financed farmland transfers Percentage of farm real estate transfers on which debt was incurred, by region, years ending March 1, 1945-84

Year	North-east	Lake States	Corn Belt	Northern Plains	Appa-lachian	South-east	Delta States	Southern Plains	Moun-tain	Pacific	U.S.
						Percent					
1945	51	53	46	45	31	40	37	49	43	41	44
1950	65	66	57	48	47	56	52	58	59	65	58
1955	70	75	65	53	54	60	62	59	68	74	64
1960	71	77	71	60	53	65	65	60	74	74	67
1965	75	83	77	67	66	58	66	68	80	80	73
1970	81	83	79	81	66	74	75	72	83	83	78
1975	87	91	89	88	86	88	83	87	87	86	88
1976	90	90	88	88	84	84	83	81	90	87	87
1977	85	94	91	89	86	85	81	87	88	89	88
1978	90	93	91	90	85	87	85	86	88	89	89
1979	91	95	93	92	87	86	85	87	91	92	90
1980	93	95	93	94	88	86	87	88	93	92	91
1981	89	95	93	93	86	86	85	88	88	91	90
1982	88	94	91	91	83	88	83	85	89	92	89
1983	86	91	85	85	80	82	85	80	84	88	84
1984	84	90	85	85	78	82	82	81	88	89	84

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Table 21.—Credit-financed farmland transfers: Percentage of credit volume extended, by type of lender, and region, years ending March 1, 1977-84

Regions and type of lender	1977	1978	1979	1980	1981	1982	1983	1984
					Percent			
Northeast								
Sellers	33	24	23	35	38	38	29	29
Commercial banks	19	23	13	10	6	6	9	16
Insurance companies	3	3	3	1	—	—	1	1
Federal land banks	31	32	32	33	34	35	39	27
Others	14	18	29	21	22	21	22	27
Total	100	100	100	100	100	100	100	100
Lakes States								
Sellers	55	58	56	55	59	60	44	44
Commercial banks	11	10	5	3	2	4	6	10
Insurance companies	2	5	4	3	1	1	1	3
Federal land banks	22	18	20	28	28	25	38	32
Others	9	9	15	11	10	10	11	11
Total	100	100	100	100	100	100	100	100
Corn Belt								
Sellers	36	38	31	34	38	37	37	32
Commercial banks	12	9	6	3	4	4	10	15
Insurance companies	10	9	8	8	4	5	5	4
Federal land banks	34	33	42	42	44	44	37	36
Others	8	10	14	12	10	10	10	13
Total	100	100	100	100	100	100	100	100
Northern Plains								
Sellers	45	42	41	41	44	35	32	27
Commercial banks	5	4	3	2	3	4	4	7
Insurance companies	11	7	5	4	3	3	2	4
Federal land banks	29	31	31	36	34	39	42	43
Others	10	16	20	16	16	19	21	20
Total	100	100	100	100	100	100	100	100
Appalachian								
Sellers	28	25	23	24	21	27	17	17
Commercial banks	16	18	11	10	9	12	20	27
Insurance companies	5	4	4	3	2	2	4	1
Federal land banks	26	26	37	38	42	38	33	30
Others	25	27	25	24	26	21	26	24
Total	100	100	100	100	100	100	100	100
Southeast								
Sellers	18	26	31	25	25	14	17	24
Commercial banks	11	11	5	4	3	5	19	9
Insurance companies	10	—	8	7	1	3	1	7
Federal land banks	45	36	34	47	46	63	50	41
Others	16	27	22	17	25	15	12	20
Total	100	100	100	100	100	100	100	100
Delta States								
Sellers	21	28	18	19	20	15	13	19
Commercial banks	9	5	9	5	6	5	15	14
Insurance companies	37	38	24	15	3	15	3	3
Federal land banks	26	21	30	37	47	44	42	38
Others	8	9	20	24	24	21	26	27
Total	100	100	100	100	100	100	100	100
Southern Plains								
Sellers	43	34	38	30	43	43	31	23
Commercial banks	9	11	6	4	7	5	9	13
Insurance companies	18	29	8	17	6	1	9	3
Federal land banks	20	20	28	21	29	34	27	37
Others	10	6	20	28	15	17	25	23
Total	100	100	100	100	100	100	100	100
Mountain								
Sellers	58	35	40	60	46	56	41	22
Commercial banks	2	3	1	1	1	1	2	3
Insurance companies	10	38	25	8	9	5	7	18
Federal land banks	20	18	20	19	35	27	35	37
Others	10	6	14	12	9	10	15	20
Total	100	100	100	100	100	100	100	100
Pacific								
Sellers	50	56	58	54	49	56	52	30
Commercial banks	2	9	4	2	4	1	2	6
Insurance companies	20	6	14	3	10	6	1	17
Federal land banks	21	21	16	29	31	26	31	38
Others	7	8	8	13	6	11	13	9
Total	100	100	100	100	100	100	100	100
48 States								
Sellers	39	38	36	38	40	41	33	28
Commercial banks	10	9	6	4	4	4	9	11
Insurance companies	13	15	10	7	4	4	4	7
Federal land banks	28	26	31	34	37	37	37	36
Others	11	12	17	17	15	14	16	18
Total	100	100	100	100	100	100	100	100

— = Data not available.

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Table 22.—Credit-financed farmland transfers Ratio of debt to purchase price, by region, March 1, 1945-84

Year	North-east	Lake States	Corn Belt	Northern Plains	Appa-lachian	South-east	Delta States	Southern Plains	Moun-tain	Pacific	U.S.
						Percent					
1945	60	60	53	56	58	61	62	54	58	57	57
1950	61	60	50	51	56	57	64	57	62	60	57
1955	62	61	52	57	59	66	66	55	64	61	59
1960	64	66	60	64	65	68	67	65	73	70	65
1965	70	74	69	71	71	74	76	71	75	72	72
1970	71	78	72	74	72	61	82	73	70	77	73
1975	76	77	76	78	78	83	74	77	74	74	76
1976	76	78	76	74	78	80	68	75	73	76	76
1977	77	79	77	80	78	80	76	75	75	75	77
1978	76	78	76	81	81	82	80	72	70	73	76
1979	80	81	80	82	81	82	80	78	77	72	79
1980	80	82	79	83	81	79	87	68	75	71	78
1981	78	83	79	81	83	80	80	80	69	73	78
1982	77	82	78	81	78	78	82	76	74	70	77
1983	76	81	76	80	78	79	80	76	69	71	76
1984	80	81	78	76	80	76	87	76	73	73	77

Table 23.—Credit-financed farmland transfers Percentage of total credit extended (primary and secondary) by specified lender, and region, year ending March 1, 1984[1]

Region	Sellers													
	Contract		Mortgage		Commercial banks		Insurance companies		Federal land banks		Other lenders		Total	
	Pri-mary	Sec-ondary	Pri-mary	Sec-ondary	Pri-mary	Sec-ondary	Pri-mary	Sec-ondary	Pri-mary	Sec-ondary	Pri-mary	Sec-ondary	Pri-mary	Sec-ondary
							Percent							
Northeast	2	0	21	4	15	1	1	0	28	0	22	5	90	10
Lake States	42	0	1	1	10	1	2	0	33	0	7	4	95	5
Corn Belt	23	0	6	3	14	1	4	0	36	0	9	5	92	8
Northern Plains	25	0	1	*	6	1	4	0	43	0	16	4	95	5
Appalachian	4	0	11	1	25	1	1	0	31	0	23	2	96	4
Southeast	4	0	15	4	8	*	7	0	42	0	17	3	93	7
Delta States	12	0	3	3	13	*	3	0	38	0	21	6	91	9
Southern Plains	4	0	13	5	13	*	3	0	39	0	17	4	90	10
Mountain	19	0	2	1	3	*	18	0	38	0	15	4	94	6
Pacific	12	0	12	5	5	*	17	0	39	0	7	3	92	8
48 States	17	0	8	3	11	1	7	0	37	0	14	4	93	7

[1] In case of joint financing, the holder of the first mortgage or deed of trust was designated the primary lender.

* = Less than 0.5 percent.

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Table 24.—Taxes levied on farm real estate Total, amount per acre, and amount per $100 of full market value, United States, 1890-1982

Year	Total taxes	Taxes per acre	Tax per $100 of value	Year	Total taxes	Taxes per acre	Tax per $100 of value
	Million dollars	*Dollars*			*Million dollars*	*Dollars*	
1890	81.9	0.13	—	1936	394.4	0.38	1.11
1891	84.2	.13	—	1937	404.8	.39	1.15
1892	87.1	.13	—	1938	400.4	.38	1.17
1893	91.5	.13	—	1939	406.8	.39	1.21
1894	93.3	.13	—				
1895	97.6	.14	—	1940	401.1	.39	1.18
1896	96.9	.13	—	1941	406.7	.39	1.12
1897	101.0	.13	—	1942	399.5	.38	.97
1898	101.5	.13	—	1943	400.2	.38	.84
1899	105.1	.13	—	1944	418.9	.40	.79
				1945	464.8	.44	.77
1900	105.6	.13	—	1946	518.7	.49	.77
1901	110.5	.13	—	1947	605.4	.57	.83
1902	113.1	.14	—	1948	656.0	.62	.87
1903	123.0	.15	—	1949	706.2	.66	.95
1904	125.4	.15	—				
1905	130.3	.15	—	1950	742.4	.69	1.00
1906	132.0	.16	—	1951	776.7	.73	.91
1907	140.7	.16	—	1952	810.4	.76	.86
1908	150.0	.17	—	1953	846.9	.79	.89
1909	163.2	.19	.48	1954	878.4	.82	.93
1910	165.7	.19	.47	1955	931.2	.88	.96
1911	182.7	.21	.50	1956	974.2	.92	.96
1912	191.2	.21	.49	1957	1,032.1	.99	.94
1913	218.0	.24	.55	1958	1,080.7	1.05	.95
1914	222.2	.24	.56	1959	1,154.7	1.13	.94
1915	243.0	.26	.57				
1916	260.0	.28	.57	19601	1,243.1	1.21	.97
1917	291.7	.31	.58	1961	1,311.0	1.28	1.01
1918	311.3	.33	.57	1962	1,372.2	1.35	1.01
1919	393.1	.41	.59	1963	1,417.2	1.40	1.00
				1964	1,466.7	1.45	.98
1920	483.0	.51	.79	1965	1,535.7	1.53	.98
1921	509.7	.54	.94	1966	1,633.8	1.65	.98
1922	509.1	.54	.96	1967	1,730.5	1.76	.98
1923	516.4	.55	1.01	1968	1,881.8	1.93	1.01
1924	511.4	.55	1.03	1969	2,038.8	2.11	1.05
1925	516.8	.56	1.07				
1926	525.6	.56	1.12	1970	2,169.1	2.27	1.08
1927	544.7	.57	1.16	1971	2,294.1	2.40	1.10
1928	555.6	.58	1.17	1972	2,390.5	2.50	1.06
1929	567.5	.58	1.20	1973	2,450.1	2.56	.96
				1974	2,584.9	2.70	.93
1930	566.8	.57	1.31	19752	2,634.8	2.90	.81
1931	526.1	.53	1.43	1976	2,849.2	3.15	.74
1932	461.2	.45	1.52	1977	3,016.4	3.34	.66
1933	398.4	.39	1.25	1978	3,004.7	3.34	.59
1934	383.8	.37	1.17	1979	3,215.0	3.58	.53
1935	392.3	.37	1.14				
				1980	3,450.9	3.85	.50
				1981	3,695.5	4.12	.48
				1982	3,704.2	4.14	.49

[1]Starting with 1960, includes Alaska and Hawaii. [2]Acreage revisions based on the 1974 Census of Agriculture defintion of a farm. Tax per $100 of full value revised because of land value revisions based on the 1978 Census of Agriculture.

— = Data not available

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Table 25.—Total taxes levied on farm real estate, by States, selected years, 1940-81

State	1940	1950	1960	1970	1975	1978	1979	1980	1981	1982
					Million dollars					
Northeast										
Maine	3.5	5.4	5.7	6.0	6.0	7.7	8.5	9.5	10.0	10.3
New Hampshire	1.6	2.4	2.3	3.0	3.2	4.2	4.4	5.0	5.3	5.6
Vermont	2.0	3.0	4.0	7.7	9.3	10.7	11.4	12.6	14.4	13.3
Massachusetts	5.2	5.6	6.8	8.7	9.9	11.3	11.3	12.2	11.6	10.9
Rhode Island	.4	.5	.8	1.0	1.2	1.5	1.6	1.8	2.1	2.2
Connecticut	2.8	4.0	5.0	7.4	7.0	7.4	7.4	7.7	8.1	8.5
New York	18.8	27.0	41.3	49.5	79.0	99.9	110.0	117.7	135.3	140.5
New Jersey	4.3	6.5	12.1	15.8	17.5	17.0	17.4	18.9	20.4	22.0
Pennsylvania	14.4	19.3	27.6	39.8	48.2	61.8	62.7	67.3	74.3	78.0
Delaware	.3	.5	.8	1.5	1.1	1.3	1.3	1.2	1.2	1.2
Maryland	3.4	4.8	7.9	14.2	16.1	16.3	16.7	17.7	19.0	19.5
Lake States										
Michigan	8.3	13.7	34.1	55.4	91.9	130.9	146.3	174.6	206.2	223.3
Wisconsin	17.8	36.5	52.1	85.2	122.7	163.4	187.1	213.1	244.5	236.6
Minnesota	21.6	42.7	64.3	109.7	104.4	114.3	125.7	128.3	146.4	163.0
Corn Belt										
Ohio	15.0	22.6	40.3	73.4	90.3	119.1	125.8	127.1	126.7	126.4
Indiana	15.1	26.6	44.7	95.2	84.1	88.8	110.7	122.9	129.7	134.6
Illinois	30.4	64.2	121.8	210.8	270.9	338.6	363.3	375.0	405.6	394.0
Iowa	34.0	65.7	103.4	196.7	203.5	265.9	284.2	312.2	339.8	284.0
Missouri	11.0	18.2	35.7	59.4	69.5	83.0	85.7	86.5	87.4	88.2
Northern Plains										
North Dakota	8.4	17.0	25.7	47.6	60.3	71.7	74.3	80.4	80.2	86.3
South Dakota	9.6	17.9	26.9	49.0	63.8	81.9	91.7	98.3	99.6	97.1
Nebraska	14.3	29.6	51.6	90.6	128.6	175.2	197.7	224.0	245.7	256.5
Kansas	17.6	34.8	57.8	97.3	112.6	126.2	123.9	126.9	133.9	136.0
Appalachian										
Virginia	4.4	7.2	10.7	16.5	23.6	30.5	31.5	34.8	37.6	39.1
West Virginia	1.4	1.9	1.8	2.4	2.2	2.6	2.6	2.7	3.1	3.2
North Carolina 6.9	9.9	15.6	22.3	27.2	32.7	37.7	42.1	44.5	44.8	
Kentucky	6.5	12.2	12.5	22.3	27.6	30.4	30.4	29.4	30.1	29.5
Tennessee	7.1	8.7	10.4	23.5	27.6	33.1	36.8	41.1	42.9	43.4
Southeast										
South Carolina 3.4	4.5	6.3	8.3	10.4	11.5	11.7	12.2	13.2	13.0	
Georgia	3.4	8.3	8.3	21.4	34.5	44.5	45.4	50.5	55.5	55.1
Florida	2.6	8.7	21.4	40.9	61.6	66.7	67.5	78.3	86.5	80.1
Alabama	3.9	5.3	4.9	6.7	6.0	7.5	10.3	10.1	9.9	13.1
Delta States										
Mississippi	6.6	7.6	7.7	16.3	16.1	17.6	17.9	21.4	21.9	22.0
Arkansas	5.1	6.0	11.9	20.9	23.5	28.7	29.6	30.6	30.7	32.7
Louisiana	3.1	4.4	6.9	12.1	11.3	15.0	15.8	15.9	16.3	19.1
Southern Plains										
Oklahoma	8.4	12.6	17.6	32.7	40.3	44.0	47.6	49.5	49.7	52.4
Texas	19.0	37.2	66.4	123.8	146.9	179.6	188.1	191.1	197.6	208.1
Mountain States										
Montana	5.2	10.6	16.6	33.2	41.5	46.9	53.8	60.6	58.2	57.2
Idaho	4.7	9.9	15.8	18.9	27.3	33.6	30.1	32.9	30.6	32.2
Wyoming	1.6	3.7	4.8	9.4	11.2	12.4	14.6	15.6	16.4	17.0
Colorado	6.2	12.1	21.4	30.7	37.5	39.2	41.7	43.3	44.9	45.6
New Mexico	1.3	2.8	4.5	7.9	7.9	8.0	7.9	7.1	6.6	6.5
Arizona	1.7	4.5	6.1	15.9	22.5	22.5	24.6	21.9	20.9	21.5
Utah	2.2	4.3	6.1	9.2	10.9	12.0	12.2	12.8	13.3	14.1
Nevada	.6	1.0	1.9	3.1	4.5	4.9	3.2	3.8	2.5	2.8
Pacific States										
Washington	4.9	9.9	20.3	32.3	42.0	54.1	55.4	47.6	49.2	50.6
Oregon	5.9	15.4	30.9	32.5	47.0	47.2	45.6	52.7	58.5	58.8
California	5.2	65.2	136.6	277.2	316.7	175.0	177.0	194.2	198.1	195.1
Hawaii	—	—	2.9	3.5	5.6	5.6	6.2	7.3	8.8	8.7
Alaska	—	—	.1	.3	.4	.5	.5	.5	.4	.4
50 States	401.1	742.2	1,243.1	2,169.1	2,634.8	3,004.7	3,215.0	3,450.9	3,695.5	3,704.2

— = Data not available.

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Table 26.—Taxes levied on farm real estate: Amount per acre, by States, and selected years, 1940-82

State	1940	1950	1960	1970	1975	1978	1979	1980	1981	1982
					Dollars					
Northeast										
Maine	0.84	1.29	1.94	3.44	3.93	4.99	5.50	6.16	6.55	6.89
New Hampshire	.88	1.39	2.13	4.95	6.39	8.06	8.48	9.51	10.18	10.91
Vermont	.54	.86	1.42	4.04	5.59	6.61	7.11	7.63	8.71	8.53
Massachusetts	2.70	3.41	6.38	12.83	16.80	19.85	19.76	21.44	21.01	20.64
Rhode Island	1.70	2.46	6.10	14.87	20.13	25.85	28.10	30.78	33.76	35.67
Connecticut	1.86	3.20	5.91	13.99	16.21	18.33	18.54	19.51	20.06	21.52
New York	1.10	1.69	3.13	4.91	8.43	11.19	12.56	13.73	15.30	16.21
New Jersey	2.31	3.78	9.23	15.56	18.53	18.22	18.57	20.35	21.77	23.48
Pennsylvania	.98	1.38	2.39	4.51	5.94	8.13	8.25	8.86	9.88	10.49
Delaware	.33	.58	1.07	2.23	1.71	2.26	2.21	2.11	2.05	2.10
Maryland	.81	1.18	2.32	5.12	6.18	6.33	6.53	6.79	7.15	7.49
Lake States										
Michigan	.46	.80	2.36	4.67	8.51	12.92	14.71	17.55	20.54	22.24
Wisconsin	.78	1.57	2.50	4.72	6.98	9.54	10.98	12.58	14.43	14.04
Minnesota	.66	1.30	2.09	3.81	3.79	4.15	4.56	4.66	5.25	5.84
Corn Belt										
Ohio	.69	1.08	2.21	4.31	5.79	7.78	8.27	8.35	8.33	8.35
Indiana	.76	1.36	2.42	5.43	5.03	5.34	6.66	7.43	7.80	8.05
Illinois	.98	2.08	4.03	7.07	9.34	11.75	12.61	13.02	14.08	13.73
Iowa	1.00	1.92	3.06	5.87	6.40	8.39	8.96	9.85	10.32	8.63
Missouri	.32	.52	1.09	1.84	2.34	2.80	2.89	2.92	2.95	2.99
Northern Plains										
North Dakota	.22	.43	.65	1.18	1.50	1.78	1.85	2.00	2.00	2.15
South Dakota	.28	.46	.69	1.27	1.65	2.12	2.37	2.54	2.59	2.54
Nebraska	.30	.64	1.11	2.04	2.88	3.92	4.44	5.03	5.51	5.77
Kansas	.36	.72	1.16	1.98	2.36	2.67	2.62	2.69	2.82	2.87
Appalachian										
Virginia	.27	.46	.83	1.56	2.45	3.33	3.48	3.83	4.15	4.31
West Virginia	.16	.23	.31	.55	.63	.75	.77	.78	.87	.91
North Carolina	.37	.51	1.00	1.76	2.43	2.95	3.43	3.83	4.15	4.29
Kentucky	.32	.63	.74	1.40	1.92	2.14	2.16	2.10	2.15	2.13
Tennessee	.38	.46	.66	1.57	2.12	2.58	2.90	3.25	3.42	3.49
Southeast										
South Carolina	.30	.38	.71	1.19	1.70	1.93	2.00	2.12	2.32	2.37
Georgia	.14	.32	.43	1.36	2.50	3.12	3.15	3.46	3.80	3.84
Florida	.32	.54	1.42	2.98	4.78	5.25	5.35	6.21	6.96	6.54
Alabama	.20	.25	.30	.49	.5[illegible]	.67	.92	.90	.90	1.20
Delta States										
Mississippi	.34	.37	.42	1.03	1.15	1.31	1.34	1.61	1.66	1.67
Arkansas	.28	.32	.73	1.35	1.63	2.01	2.08	2.14	2.18	2.31
Louisiana	.31	.40	.67	1.25	1.25	1.67	1.79	1.79	1.83	2.13
Southern Plains										
Oklahoma	.24	.36	.51	.94	1.27	1.41	1.52	1.58	1.60	1.69
Texas	.14	.26	.47	.89	1.12	1.38	1.45	1.47	1.53	1.61
Mountain States										
Montana	.11	.21	.31	.64	.82	.93	1.07	1.20	1.16	1.14
Idaho	.45	.85	1.21	1.60	2.32	2.87	2.56	2.80	2.65	2.79
Wyoming	.06	.14	.19	.37	.45	.50	.59	.63	.66	.68
Colorado	.20	.35	.59	.95	1.18	1.25	1.34	1.40	1.45	1.50
New Mexico	.04	.09	.15	.25	.25	.25	.25	.22	.21	.20
Arizona	.13	.36	.59	1.50	2.17	2.19	2.40	2.13	2.03	2.09
Utah	.30	.47	.59	1.10	1.44	1.59	1.63	1.71	1.80	1.92
Nevada	.15	.17	.26	.52	.74	.80	.52	.63	.42	.47
Pacific States										
Washington	.32	.62	1.15	2.26	3.15	4.05	4.15	3.57	3.64	3.74
Oregon	.33	.80	1.54	1.98	2.84	2.87	2.79	3.24	3.59	3.58
California	.83	1.87	3.95	8.87	10.99	6.35	6.52	7.16	7.28	7.23
Hawaii	—	—	1.22	1.71	2.67	2.69	2.93	3.46	4.21	4.13
Alaska	—	—	1.81	3.56	4.08	5.42	5.17	5.45	4.30	3.87
50 States	.39	.69	1.21	2.27	2.90	3.34	3.58	3.85	4.12	4.14

— = Data not available

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Table 27.—Taxes levied on farm real estate: Index numbers of amount per acre, by States, selected years, 1940-82

State	1940	1950	1960	1970	1975	1978	1979	1980	1981	1982
					1977=100					
Northeast										
Maine	19	29	43	76	87	110	122	136	145	153
New Hampshire	12	19	29	68	87	110	116	130	139	149
Vermont	9	14	23	64	89	105	113	124	138	136
Massachusetts	14	17	32	65	85	100	100	108	106	104
Rhode Island	7	10	25	62	84	107	116	128	140	148
Connecticut	10	18	33	77	90	101	103	108	111	119
New York	10	16	29	46	78	104	117	127	142	150
New Jersey	12	21	51	86	102	101	103	113	121	130
Pennsylvania	12	17	30	57	75	103	104	112	125	132
Delaware	17	31	58	120	91	121	119	113	110	113
Maryland	13	18	35	78	95	97	100	104	109	114
Lake States										
Michigan	4	7	21	40	76	115	131	156	183	198
Wisconsin	9	18	29	55	81	110	127	145	167	162
Minnesota	18	35	56	102	101	111	123	125	141	157
Corn Belt										
Ohio	9	15	30	59	79	106	113	114	114	114
Indiana	15	26	47	105	97	103	129	144	151	156
Illinois	9	19	37	64	85	107	115	119	129	125
Iowa	12	24	38	73	80	105	112	123	129	108
Missouri	12	19	41	68	87	104	108	109	110	111
Northern Plains										
North Dakota	12	25	37	67	87	102	106	115	114	123
South Dakota	14	23	36	65	85	109	122	131	133	131
Nebraska	9	20	34	63	89	121	137	155	170	178
Kansas	13	28	44	75	90	101	99	102	107	109
Appalachian										
Virginia	9	15	28	52	81	111	116	127	138	143
West Virginia	22	32	43	76	86	103	106	108	120	125
North Carolina	13	18	35	62	85	104	121	135	146	151
Kentucky	16	30	36	68	94	104	105	102	105	104
Tennessee	15	19	27	64	86	105	118	132	139	142
Southeast										
South Carolina	16	20	38	65	93	105	109	115	126	129
Georgia	5	11	14	46	84	105	106	117	128	130
Florida	6	11	27	58	92	102	104	120	135	127
Alabama	35	43	53	86	88	116	160	157	157	209
Delta States										
Mississippi	26	28	32	79	88	100	102	123	126	127
Arkansas	15	18	40	74	90	112	115	119	121	128
Louisiana	23	29	50	93	93	125	133	134	137	159
Southern Plains										
Oklahoma	18	27	38	70	95	105	113	118	119	126
Texas	11	14	35	66	83	103	108	110	114	120
Mountain States										
Montana	12	24	35	72	93	106	122	137	131	129
Idaho	15	29	42	56	81	100	89	98	93	98
Wyoming	12	27	37	71	87	97	113	121	127	131
Colorado	16	28	47	75	93	99	106	111	115	119
New Mexico	15	35	57	98	98	99	98	88	80	79
Arizona	6	16	25	64	93	93	103	91	87	90
Utah	19	29	37	69	91	101	103	108	114	122
Nevada	19	22	33	67	95	103	67	81	54	60
Pacific States										
Washington	9	17	31	61	85	109	112	96	98	101
Oregon	11	26	50	65	94	94	92	106	118	118
California	7	15	32	72	90	52	53	58	59	59
Hawaii	—	—	51	71	111	112	122	143	175	171
Alaska	—	—	34	68	78	104	99	104	82	74
50 States	12	21	36	68	87	100	107	115	123	124

— = Data not available

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Table 28.—Taxes levied on farm real estate Amount per $100 of full market value, by States, selected years, 1940-82[1]

State	1940	1950	1960	1970	1975	1978	1979	1980	1981	1982
					Dollars					
Northeast										
Maine	2.87	2.38	2.30	2.14	1.15	1.08	1.02	1.06	1.07	1.08
New Hampshire	2.41	1.90	2.04	2.07	1.13	1.02	.92	.96	.97	1.00
Vermont	1.76	1.55	1.76	1.81	1.21	1.13	1.08	1.10	1.16	1.09
Massachusetts	2.41	1.80	2.03	2.27	1.75	1.57	1.37	1.38	1.28	1.21
Rhode Island	1.38	1.06	1.61	2.03	1.34	1.26	1.19	1.21	1.25	1.27
Connecticut	1.30	1.29	1.33	1.52	1.06	.94	.83	.81	.79	.82
New York	1.99	1.84	2.16	1.80	1.65	1.86	1.88	1.94	2.04	2.06
New Jersey	1.70	1.29	1.75	1.42	1.03	.76	.69	.70	.73	.75
Pennsylvania	1.65	1.28	1.27	1.21	.81	.73	.65	.63	.68	.79
Delaware	.51	.51	.44	.45	.18	.17	.15	.12	.11	.13
Maryland	1.20	.95	.80	.80	.58	.40	.36	.30	.28	.31
Lake States										
Michigan	.90	.81	1.21	1.43	1.54	1.47	1.51	1.62	1.67	1.87
Wisconsin	1.54	1.78	1.88	2.03	1.61	1.33	1.28	1.28	1.31	1.31
Minnesota	1.49	1.54	1.35	1.69	.88	.55	.51	.44	.43	.49
Corn Belt										
Ohio	1.01	.79	.89	1.08	.82	.64	.56	.50	.48	.57
Indiana	1.18	.99	.92	1.34	.70	.39	.42	.41	.40	.47
Illinois	1.18	1.19	1.28	1.44	1.10	.72	.68	.65	.66	.71
Iowa	1.26	1.20	1.19	1.50	.89	.63	.58	.54	.53	.48
Missouri	.98	.82	.95	.82	.59	.44	.40	.33	.31	.34
Northern Plains										
North Dakota	1.70	1.45	1.18	1.21	.74	.58	.51	.48	.46	.48
South Dakota	1.98	1.32	1.22	1.38	1.04	.84	.83	.84	.80	.78
Nebraska	1.35	1.09	1.22	1.31	1.01	.94	.83	.82	.82	.91
Kansas	1.23	1.09	1.23	1.25	.80	.64	.52	.47	.48	.49
Appalachian										
Virginia	.65	.56	.60	.54	.44	.43	.37	.38	.38	.41
West Virginia	.50	.38	.41	.41	.21	.16	.13	.11	.12	.11
North Carolina	.95	.52	.54	.53	.41	.36	.33	.32	.31	.33
Kentucky	.84	.78	.54	.55	.45	.30	.25	.22	.22	.21
Tennessee	1.03	.61	.50	.59	.45	.35	.34	.34	.33	.36
Southeast										
South Carolina	.94	.55	.52	.46	.36	.30	.26	.24	.25	.26
Georgia	.66	.75	.43	.58	.53	.46	.40	.40	.41	.46
Florida	.82	.94	.66	.84	.70	.53	.47	.46	.46	.46
Alabama	.93	.52	.33	.25	.14	.13	.14	.11	.10	.13
Delta States										
Mississippi	1.32	.67	.40	.44	.30	.23	.20	.20	.16	.17
Arkansas	1.07	.53	.64	.52	.39	.33	.27	.23	.21	.21
Louisiana	.86	.48	.39	.39	.24	.20	.18	.14	.12	.14
Southern Plains										
Oklahoma	.98	.69	.58	.54	.42	.31	.29	.26	.24	.24
Texas	.71	.56	.55	.59	.46	.41	.37	.33	.31	.28
Mountain States										
Montana	1.42	1.14	.82	1.03	.71	.51	.52	.51	.46	.43
Idaho	1.34	1.09	.96	.81	.62	.50	.39	.37	.32	.32
Wyoming	.94	.91	.72	.80	.50	.35	.35	.35	.33	.33
Colorado	1.53	1.02	1.06	.96	.61	.44	.40	.36	.34	.35
New Mexico	.70	.44	.48	.53	.30	.20	.16	.10	.09	.09
Arizona	1.11	.94	.55	1.00	.95	.60	.50	.31	.29	.30
Utah	1.31	.93	.86	1.00	.61	.40	.31	.24	.24	.25
Nevada	1.14	.88	.66	.79	.81	.44	.20	.18	.11	.12
Pacific States										
Washington	.80	.68	.84	.91	.81	.59	.53	.43	.37	.37
Oregon	1.15	1.27	1.68	1.24	1.07	.65	.51	.54	.55	.54
California	1.15	1.16	1.04	1.76	1.63	.67	.53	.48	.40	.36
Hawaii	—	—	.72	.58	.52	.34	.31	.32	.35	.35
Alaska	—	—	1.02	1.83	1.21	1.03	.83	.76	.54	.49
50 States	1.18	1.00	.97	1.08	.81	.59	.53	.50	.48	.49

[1] 1975 to 1980 revised because of land value revisions based on information in the 1978 Census of Agriculture.

— = Data not available.

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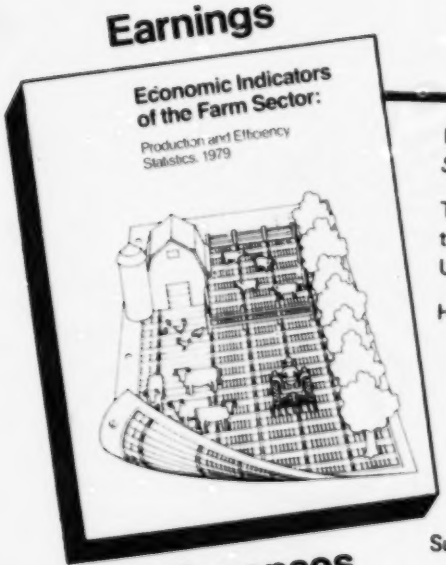

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